

A. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
BCC/District 7
Hearing Date: 10/9/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor

Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: April 8, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES _____

NO X

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor
Rob Curtis

Objectors: Clara Jacobson, Manny Dipetra
Dan Brown, Vivian Leon
Tony Sherche, Jose Cruz
Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: May 13, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: At Board's request for applicant to work with the neighbors.

Revised plans accepted? YES _____

Covenant accepted? YES _____

		Yes	No	Absent
Millie Herrera	M	X		
Douglas Krueger		X		
Jose I. Valdes		X		
Nelson A. Varona	S	X		
Robert W. Wilcosky				X
Peggy Brodeur,		X		

VOTE: 5 TO 0

EXHIBITS: YES X NO _____

County Attorney: Stephen Steglitz

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

**Clara Jacobson,
Manny Dietra, Vivian Leon**

Representative: Jerry Proctor

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: June 11, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: The motion was to deny the application without prejudice, and the motion ended in a tied vote. The application was automatically deferred to the next scheduled hearing, and the Board, during this period of time, hopes to have an additional Board member (a seventh member) in place for the hearing in June.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera		X	
Douglas Krueger		X	
Jose I. Valdes	X		
Nelson A. Varona M		X	
Robert W. Wilcosky S	X		
Peggy Brodeur,	X		

VOTE: 3 TO 3

EXHIBITS: YES X NO _____

County Attorney: Thomas Robertson

CLERK OF BOARD

002

DATE: 9/11/03

#Z-

APPLICANT: 1. Tasnim Uddin - (03-2-CZ12-1/02-266)

MOTION: Deferred to September 25, 2003, with no further advertising or notice.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz	s	X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales	m	X		
Moss				X
Rolle		X		
Seijas				X
Sorenson		X		
Sosa		X		
Soutc				X
Chair Carey-Shuler				X
TOTAL		7	0	6

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40

DATE: October 9, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUEST:**

Manuel H. Piedra is appealing the application of Tasmin Uddin on the decision of Community Zoning Appeals Board # 12 which approved the following:

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

The appellant is seeking to appeal the decision of the Community Zoning Appeals Board-12 which approved the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 0.76± Acre

o **IMPACT:**

The property can currently be developed with one (1) unit; however, nine (9) units may be permitted on the site with the rezoning to RU-3M. The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped,

whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 du/a
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; wellfield	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

This application was deferred from the September 11, 2003 and September 25, 2003 meetings. The appellant, Manuel H. Piedra, is seeking to appeal the decision of the Community Zoning Appeals Board-12 approving the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The appellant alleges that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood and that the location of same adjacent to a wellfield will have an unfavorable impact on natural resources.

This application was approved by Community Zoning Appeals Board-12 on June 11, 2003, by a vote of 4 to 2, pursuant to Resolution CZAB12-22-03. The approval allows the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant was not required to submit a site plan in conjunction with this application, and has not requested alternative site development options of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant proffered a covenant at the time of the CZAB-12 hearing, limiting the development of the site to eight (8) townhouse units, requiring site plan approval through the Administrative Site Plan Review

process, and providing enhanced landscaping along the north property line abutting the existing single-family residence to the north.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area. Dialogue between the applicant and the School District has taken place and no mitigation options were generated due to the small size of the site.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be **consistent** with the CDMP. As previously mentioned, the applicant proffered a covenant to the CZAB-12 that restricts the development of the site to eight (8) units as permitted by the CDMP and the proposed RU-3M zoning. Additionally, the covenant includes language requiring enhanced landscaping between the site and the abutting existing single-family use to the north. The covenant also states that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be **compatible** with the surrounding area. Notwithstanding the appellant's contention that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and that it will have an unfavorable impact on natural resources, staff notes that the Department of Environmental Resources (DERM) has given its approval of the subject application. In DERM's memorandum on same, DERM indicates that the rezoning of the


subject site located within the basic protection area of the Alexander Orr Wellfield, would permit development at a density that would generate a wastewater flow greater than permitted by Chapter 24. As such, the property owner applied for a variance of the maximum permitted wastewater flow before the Environmental Quality Control Board (EQCB). The EQCB approved the construction of ten (10) apartment or townhouse units on the site and subsequently, DERM offered no objections to the approval of the application. Staff is of the opinion that since the applicant will be limiting the development to eight (8) units, which is consistent with the CDMP and which is below that approved by the EQCB, the decision of CZAB-12 should be upheld. As such, staff recommends denial of this appeal, and the approval of this application.

I. RECOMMENDATION:

Denial of the appeal and approval of the application subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 07/28/03
DATE TYPED: 08/07/03
DATE REVISED: 08/13/03, 09/12/03, 09/15/03
DATE FINALIZED: 09/30/03
DO'QW:AJT:MTF:REM:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



BCE

TO: Diane O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 15, 2003

SUBJECT: C-12 #Z2002000266-3rd Revision
Tasinim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. The Board found that the use of ultra-low volume fixtures would reduce the residential sewage flow approximately ten percent (10%). The Board also found that the subsequent flow reduction translates into a sewage loading rate of 2,069 GPD/Ac., or 129% of what the Code allows for apartments, and a sewage loading rate of 2,586 GPD/Ac., or 162% of what the Code allows for townhouses.

The Board also found that the Miami-Dade Water & Sewer Department (MDWASD) owns the property, which abuts the subject property to the east, and that immediately to the east of the WASD property is the State Road 874 right-of-way. Additionally, the Board found that, although the property abutting the subject property is not defined as public right-of-way, it may not be developed, while it contains the Alexander Orr Wellfield treatment plant and wells. The Board further finds that, if these properties were considered public right-of-way, their area would exceed two acres gross; and consequently, a variance for the proposed residential development would not be required. The Board further found that prior to any development on the MDWASD property, the on-site public water supply wells would be removed; and thereby, the corresponding wellfield restrictions would be eliminated. In addition, the Board found that the Petitioner would utilize ductile iron pipes in order to minimize wastewater leakage.

Finally, the Board found that, based upon the evidence and testimony presented granting the Petitioner's request for a variance from the above noted Code requirements in order to construct a ten (10)-unit apartment development served by public sanitary sewers on the subject property will not be detrimental to the public health, welfare and safety, will not create a nuisance and will not materially increase the level of pollution in this County. Accordingly, the EQCB granted the requested variance subject to the following conditions:

1. All sanitary sewer pipes connecting the proposed ten (10)-unit apartment development to the public sanitary sewer system shall be ductile iron pipe or any other material exhibiting similar leakage characteristics.
2. Ultra-low volume fixtures shall be installed throughout the subject apartment development.

Consequently, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency

review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

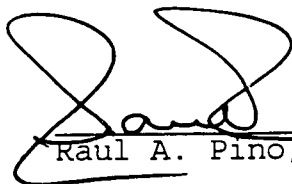
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.

FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

June 9, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrell R. Stierheim

Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 22, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers
June 9, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

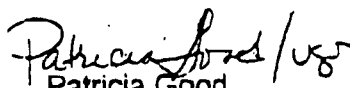
$$\text{New residential unit square footage} \times .90 \text{ (Square Footage Fee)} + \$600.00 \text{ (Base Fee)} + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-1359
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zoning change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

NUMBER OF UNITS: 8 additional units (1unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 604*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3780*	2227	170%/ 170%*	257	152%/ 152%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two years

Special Programs:

Before/After-School Care and Enrichment Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (Information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x \$ 13,221	= \$ 13,221
MIDDLE	1 x \$ 15,159	= \$ 15,159
SENIOR	1 x \$ 20,060	= \$ 20,060

Total Potential Capital Cost	\$ 48,440
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

1	SOUTH MIAMI METRO RAIL STATION SITE	Property bounded by Sunset Dr., SW 50 Pl. SW 70 St. and US-1	144 Units/ 23 Students	LUDLAM ELEM-12 S. MIAMI MID-8 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Blvd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St and SW 218 St	108 Units/ 84 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St	448 Units/ 126 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND MERCY BARROSO #01-036	S of SW 10 St and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #01-355	NWG of SW 10 St and SW 162 Ave.	120 Units/ 66 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St	28 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St	20 Units/ 11 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO F./MARIA M. DIAZ-CRUZ #00-261	SW 144 Ave. and theo. SW 28 St	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 140 Ave. and theo. SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 140 Ave. and theo. SW 32 St	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

12	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-6 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV, INC. #02-043	NWC of SW 89 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM- 2 W MIAMI MID-1 S MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-302	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St. Btwn SW 129 Ct. and SW 132 Ave.	20 Units/ 6 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 149 Ave.	8 Units/ 6 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO & ROSA VEGA #00-285	SEC of SW 28 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 18 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '08)

27	CASTILLAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 8 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/8/02	APPROVED
28	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St.	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 164 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM-109/109 WR THOMAS MID-97 BRADDOCK SR-69	CC10 2/13/01	APPROVED 5.1 acres O/A opt to purch 11 ac
36	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,680 O/A
37	ALCO GROUP, INC. #00-396	S of SW 10 St. and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
38	ALCO GROUP, INC. #00-397	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/08/01	APPROVED
39	ALCO GROUP, INC. #00-398	N of SW 26 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	18 Units/ 9 Students	GREENGLADE ELEM-6 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/08/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 18 St.	18 Units/ 9 Students	HALL ELEM-6 BELL MID-2 BRADDOCK SR-2	CC10 3/08/2001	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

42	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 28 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St. and SW 149 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-3 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-3 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA #00-383	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED
48	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCO8 #01-029	E of SW 149 Ave. and SW 88 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO #01-088	S of SW 12 St. and E of SW 156 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	18 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
52	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
53	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-026	N of SW 14 St. and E of SW 147 Ave.	16 Units/ 8 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/A

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

57	ANGEL PERA AND RAYBA NUNEZ #01-334	S of SW 28 SL and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/26/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of SW 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 8/26/02	APPROVED
59	LUIS E. CARRAZANA, ET AL #02-117	S of SW 36 SL and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 8/25/02	APPROVED
60	VIRGILIO SANCHEZ #01-332	NWC of SW 144 and SW 23 SL	26 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 8/25/02	APPROVED
62	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 SL	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & DALIA SUAREZ #01-373	SEC of SW 22 SL and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 8 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
65	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 28 SL	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 860' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MJARES #01-125	SW 15 SL and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 146 CL and SW 28 SL	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/25/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St. and SW 167 Ave.	84 Units/ 62 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO #01-162	Theo. SW 166 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. #00-316	Btwn Sw 10 St and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/26/01	APPROVED \$265,400 O/A
75	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 28 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-46 WR THOMAS MID-20 BRADDOCK SR-18	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-168	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.V. #97-359	SWC of SW 167 Ave. and N. Kendall Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-83 VARELA & SUNSET SR- 85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 180 St.	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA #01-199	SEC of SW 52 St. and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 46 St and SW 184 Ave.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK SR-16	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St.	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 8/18/02	APPROVED
6	VICTOR & ELIAS SACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St. and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 76 St.	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK #01-383	7540 and 7575 SW 127 Ave.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

9	GREENIE PARTNERS, LTD. #00-101	SWC of SW 122 Ave. and SW 120 St	486 Units/ 186 Students	DEVON AIRE ELEM-102 RICHMOND HGTS MID-48 KILLIAN SR-41	CC11 8/28/01	APPROVED \$130,000 O/A
10	FICODOM #00-173	NEC of SW 187 Ave. and N. Kendall Dr.	616 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-84	CC11 2/06/01	APPROVED \$158,782 O/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-88 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-236	W of SW 157 Ave. and N/6 of SW 144 St	517 Units/ 269 Students	GORDON ELEM-140 RICHMOND HGTS MID-62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 8 acres O/A opt to purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 St and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 182 Ave. and SW 82 St	24 Units/ 19 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASCANA ENTERPRISE, INC. #02-186	NEC of SW 164 St and SW 164 Ave	12 Units/ 8 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-388	18005 SW 157 Ave.	38 Units/ 18 Students	MIAMI HEIGHTS ELEM-10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-219	NEC of SW 187 Ave. and SW 56 St	16 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-299	N of SW 58 St and W of SW 182 Ave.	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-6	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL #02-147	E of SW 167 Ave. and N of SW 184 St.	18 Units/ 8 Students	MIAMI HEIGHTS ELEM-6 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave and N of SW 46 St	84 Units/ 35 Students	ROBERTS ELEMID-18/8 BRADDOCK SR-8	CC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of SW 167 Ave and SW 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-238)	SWC of SW 58 St and SW 182 Ave.	63 Units/ 29 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR-3/3	CC11 7/24/02 2/04/03	APPROVED REMANDED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

24	LAUTARO DEVELOPMENT #02-210	NWC of SW 137 Ave. and SW 120 St.	206 Units/ 121 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. #02-344	E of SW 157 Ave. and S of SW 176 St.	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED
26	TAMiami KENDALL INVESTMENTS, INC. #99-413	7441 SW 125 Ave.	328 Units/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 48 SUNSET SR-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK #01-110	S of SW 98 St. and W of SW 107 Cl.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALISADE CORP. #02-098	8325 SW 128 St.	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 98 St. and SW 107 Cl.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/06/01	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 88 St.	3 Units/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY A. DAVIS #01-108	S of SW 98 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-178	9520 SW 82 St.	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #00-370	9300 SW 68 St.	2 Units/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
8	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-0 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-254	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM- 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St.	3 Units/ 1 Student	KENWOOD ELEMID-1/0 KILLIAN SR-0	CC12 11/26/02	DENIED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

13	OTTO GONZALEZ JR. #01-364	8725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/25/02	DENIED
16	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are nine applications that are pending which would generate 285 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

DR. BOWMAN FOSTER ASHE ELEM	1288	70	1338	1113	193	102%
CARIBBEAN ELEM	944	50	994	927	24	105%
CORAL TERRACE ELEM	598	2	600	451	106	108%
DEVON AIRE ELEM	835	102	937	898	23	102%
DOUGLAS ELEM	1082	8	1101	1143	0	96%
CHRISTINA M. EVE ELEM	758	343	1099	886	0	124%
GLORIA FLOYD ELEM	809	103	912	931	23	96%
JACK D. GORDON ELEM	1793	144	1937	1363	207	124%
GREENGLADE ELEM	829	149	778	457	23	182%
HALL ELEM	633	439	1072	639	23	124%
HURSTON ELEM	876	304	980	1006	0	98%
KENDALE ELEM	1103	4	1107	649	182	107%
KENWOOD ELEM	1019	27	1046	1053	23	97%
LEEWOOD ELEM	679	1	680	705	48	90%
LUDLAM ELEM	800	12	812	439	190	97%
MIAMI HEIGHTS ELEM	1297	24	1321	836	158	133%
CLAUDE PEPPER ELEM	1106	131	1236	877	115	126%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	82	101%
SEMINOLE ELEM	703	68	771	635	23	117%
S. MIAMI ELEM	571	9	680	280	149	136%
SNAPPER CREEK ELEM	611	2	613	492	0	125%
SUNSET PARK ELEM	830	3	833	799	23	101%
VINELAND ELEM	706	2	707	602	126	97%
WINSTON PARK ELEM	1022	6	1027	864	46	114%

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

ARVIDA MID	1906	81	1888	1038	184	151%
BELL MID	1713	123	1838	1104	178	154%
HOWARD A. DOOLIN MID	1997	89	2086	1210	90	160%
GLADES MID	1630	14	1644	845	178	161%
HAMMOCKS MID	2480	93	2573	1693	297	129%
MAYS MID	1095	22	1117	1023	45	105%
HOWARD D. MCMILLAN MID	1731	2	1733	942	232	148%
PALMETTO MID	1888	1	1889	986	168	186%
REDLAND MID	1783	9	1772	1144	25	152%
RICHMOND HEIGHTS MID	1616	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	39	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	90	148%
W MIAMI MID	1618	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1809	1081	0	153%
G. HOLMES BRADDOCK SR	4545	430	5075	3111	1044	122%
CORAL PARK SR	4394	27	4421	2184	1015	138%
MIAMI KILLIAN SR	3779	42	3821	2227	257	164%
MIAMI SOUTHRIDGE SR	4184	78	4262	2372	309	159%
MIAMI SUNSET SR	3586	142	3728	2680	976	102%
SOUTH DADE SR	2824	9	2833	1871	283	132%
S MIAMI SR	3028	20	3048	1818	281	145%
FELIX VARELA SR	4464	89	4533	3157	0	144%

TOTAL	76092	3867	79959	55101	7837	127%
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CHARTER SCHOOLS 2002-2003

REV. 6-12-03

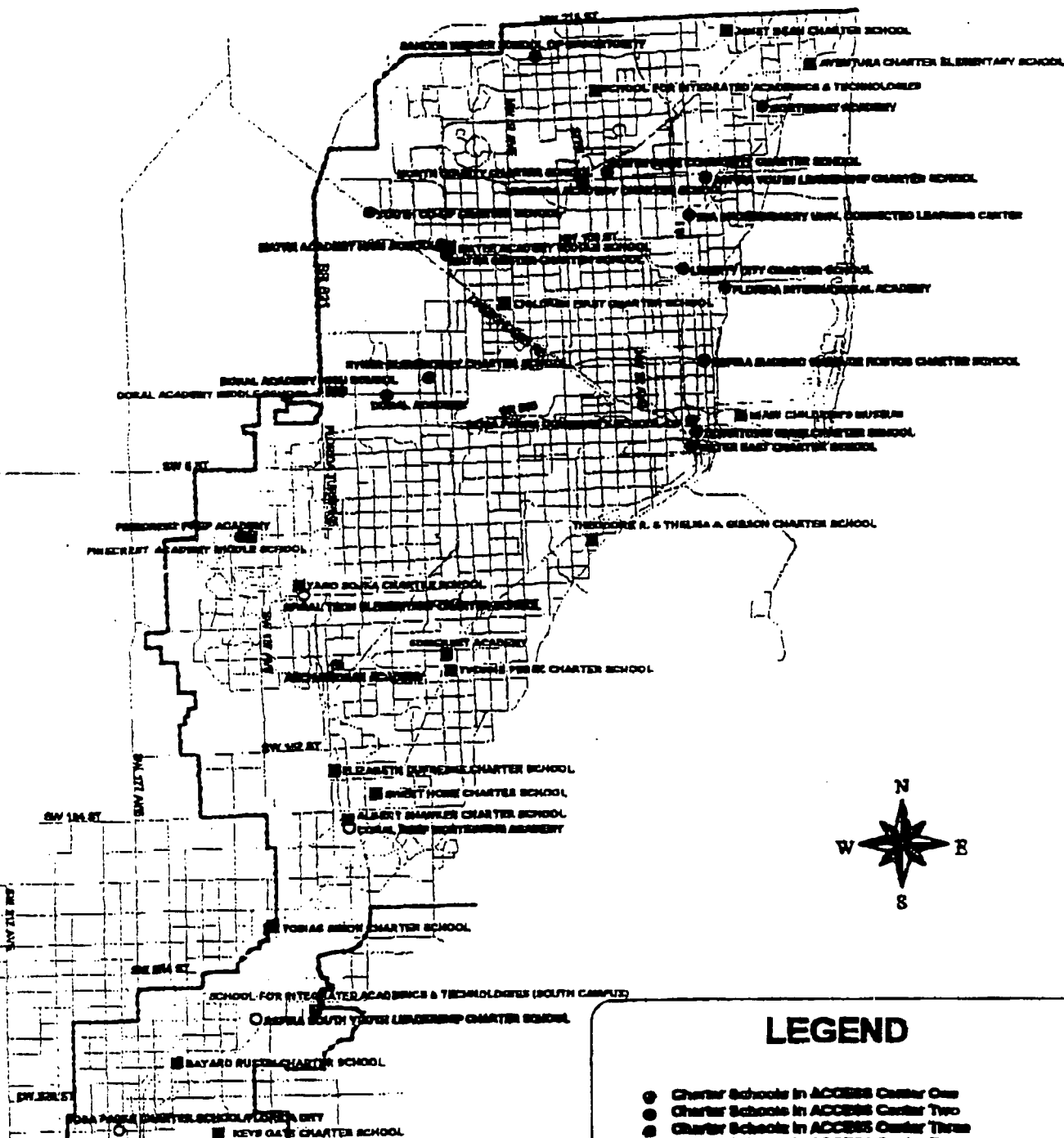
33

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	60	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 28 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 19307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33016	388	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1760 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 39 St. Miami, FL 33122	488	500	500	500	K-5	III	5

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
8070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3800	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-8	IV	2
0010	Florida International Academy 7830 Biscayne Blvd. Miami, FL 33138	280	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	8
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0800	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pincrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6080	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Lelaure City, FL 33033	180	230	260	280	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Myonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFrene Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Bojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Rayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 160 Street & 107 Ave.



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- Charter Schools in ACCESS Center Five
- Charter Schools in ACCESS Center Six
- Urban Development Boundary 2001
- Amplify.atp
- New Charter Schools approved to open for the 2022-2024 School Year

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY H.N. AMOUNT OF FEE \$605.73

RECEIPT # I200308428

DATE HEARD: 6/11/03

BY CZAB # 12

RECEIVED

JUN 30 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY H.N. 02-266

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 03-2-CZ12-1 (02-266)

Filed in the name of (Applicant) Tasnim Uddin

Name of Appellant, if other than applicant Manuel H. Piedra

Address/Location of APPELLANT'S property:

8907 S.W. 69th Street
Miami, Florida 33173

Application, or part of Application being Appealed (Explanation):

Rezoning from EU-1 to RU-3M

Appellant (name): Manuel H. Piedra
hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood. It will have an unfavorable impact on natural resources as it increases density adjacent to a wellfield.

Date: 30 day of June, year 2003

Signed

MANUEL H. PIGERR

Print Name

8907 S.W. 89th Miami FL 33173

Mailing Address

305-264-5516

Phone

305-262-7604

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 30th day of JUNE, year 2003

Notary Public

(stamp/seal)

Commission expires:



Judith E. Robertson
Commission #DD220794
Expires: Jun 08, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Manuel H. Piedra
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- XXX 1. Participation at the hearing
2. Original Applicant
3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

JUDITH E. ROBERTSON
Print Name

[Signature]
Signature

W. NICKER GIBBS
Print Name

[Signature]
Appellant's signature

Manuel H. Piedra
Print Name

Sworn to and subscribed before me on the 30th day of JUNE, year 2003.

Appellant is personally known to me or has produced FL DRIVER LICENSE as
identification.



Judith E. Robertson
Commission #DD220794
Expires: Jun 08, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3' 28"E along the north line of said Lot 4 for a distance of 372.345' ; thence run S36°40' 41' W for a distance of 129.8' to a point on the south line of said Lot 4; thence run S87°3' 10"W along the south line of said Lot 4 for a distance of 289.285' ; thence run N3°6' 8"W along the west line of said Lot 4 for a distance of 100' to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the Owner obtains the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye
Peggy Brodeur			nay

NOW, THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

its option to enforce the profile restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

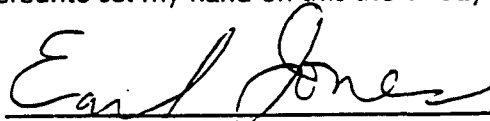
Hearing No. 03-2-CZ12-1
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin

East of 89 Ct & appox508'N of 72 St.
Miami-Dade County

APPLICANT

ADDRESS

09/25/2003

02-266

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

08/29/2003

Inspection conducted

08/29/2003

No current violations



MEMORANDUM

ITEM # 1
HEARING #02-266

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: August 28, 2003
SUBJECT: Police Statistical Data for
Board of County
Commission Meeting on
September 11, 2003

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2590 BCG Partners, LLC; Hearing (02-368)
Location: The southeast corner of SW 192 Avenue and SW 304 Street
- Grid 1712 Tasnim Uddin; Hearing (02-266)
Location: East of SW 89 Court and approximately 508' north of SW 72 Street (Sunset Drive).
- Grid 2438 Martina Borek, et al.; Hearing (03-18)
Location: Lying on the south side of SW 248 Street, lying east of canal C-102n and approximately 60' west of theoretical SW 121 Court (a/k/a: 12110 SW 248 Street).
- Grid 1832 Green Dadeland Hotel, LTD; Hearing (02-248).
Location: South of South Dadeland Boulevard and east of the Palmetto Expressway.
- Grid 2406 S/S Properties Group, LLC; Hearing (03-160).
Location: The east side of U.S. Highway 1 and south of theoretical SW 242 Street.

Five attachments represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

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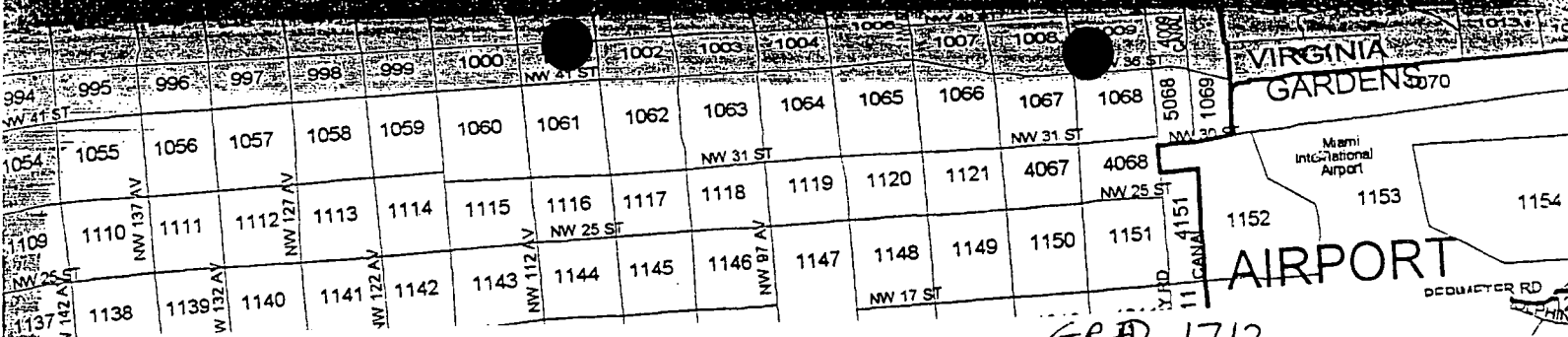
A summary of the information requested is shown below:

Grid Numbers	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)
2590	02-368	422	225	32	31
1712	02-266	609	336	32	17
2438	03-18*	305	232	17	10
12110 SW 242 St.*		0*	0*		
1832	02-248	2613	1583	320	203
2406	03-160	374	169	41	34

*Note: Since Hearing 03-18 (Martina Borek, et al.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

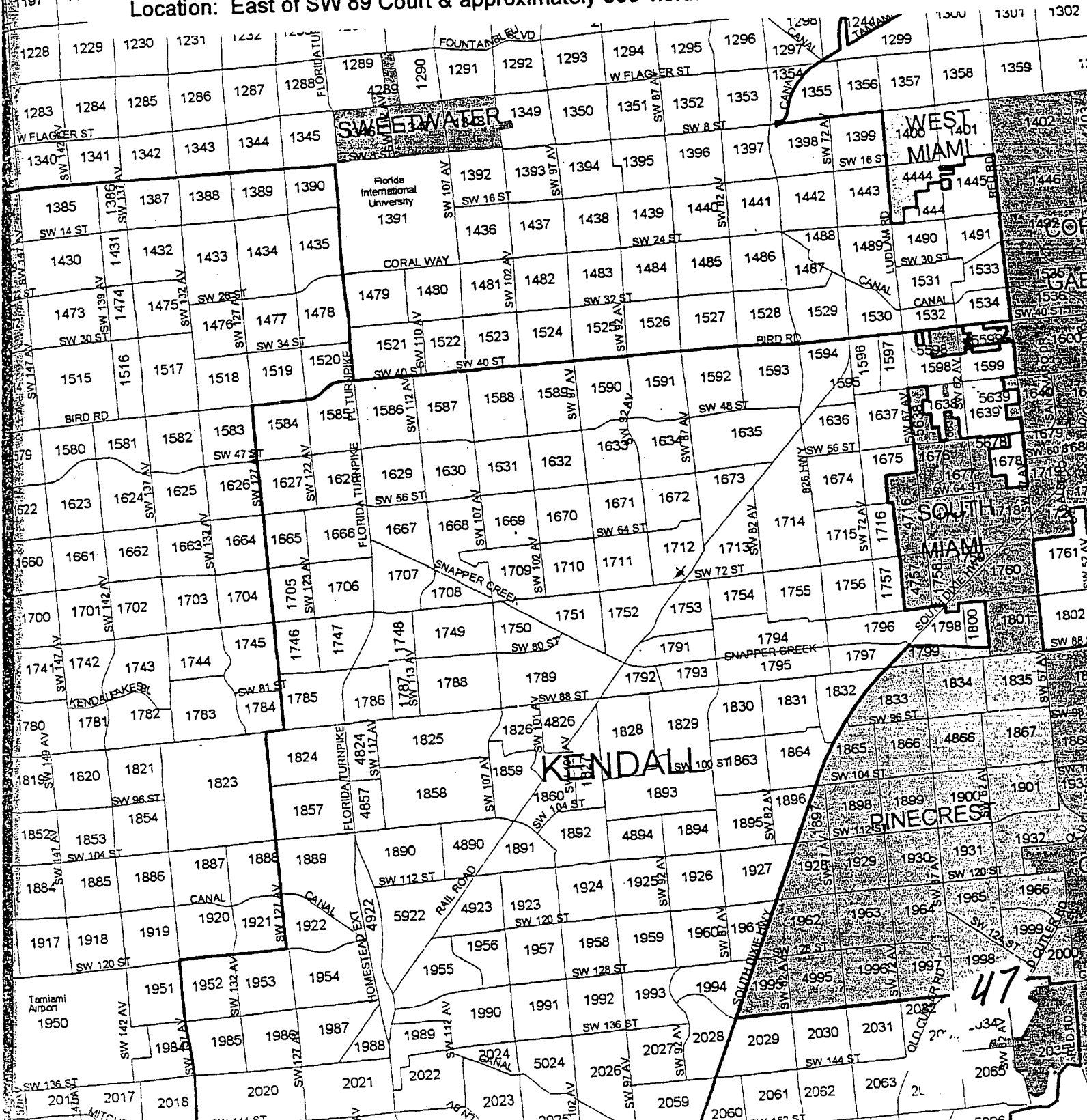
Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/go
Attachments (5)



Tasnim Uddin; Hearing # 02-266

Location: East of SW 89 Court & approximately 508' north of SW 72 Street (Sunset Drive).



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	33
	14	CONDUCT INVESTIGATION	51
	15	MEET AN OFFICER	208
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	37
	18	HIT AND RUN	6
	19	TRAFFIC STOP	64
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	65
	26	BURGLARY	19
	27	LARCENY	5
	28	VANDALISM	5
	32	ASSAULT	10
	33	SEX OFFENSE	2
	34	DISTURBANCE	31
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	7
	39	PRISONER	4
	41	SICK OR INJURED PERSON	23

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	5
Total Signals for Grid 1712 :			609
Total Reported: 412			Total Not Reported: 197

Total for All Grids : 609

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	41
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	95
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	3
	19	TRAFFIC STOP	22
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	34
	26	BURGLARY	9
	27	LARCENY	5
	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	2
	34	DISTURBANCE	33
	37	SUSPICIOUS VEHICLE	7
	39	PRISONER	1
	41	SICK OR INJURED PERSON	18
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	4
Total Signals for Grid 1712 :			336
Total Reported: 238			Total Not Reported: 98

Total for All Grids : 336



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6
230G - SHOPLIFTING ALL OTHERS	8
2400 - MOTOR VEHICLE THEFT	2
Grid 1712 TOTAL	28
Total Part I :	28

52



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

PART II Crimes	Total Crimes
Grid 1712	
130B - SIMPLE ASSAULT	2
260B - FRAUD CREDIT CARD/ATM	2
Grid 1712 TOTAL	4
Total PART II :	4

Grand Total: 32

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")

53



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-07-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
110C - FONDLING	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	6
Grid 1712 TOTAL	11
Total Part I :	11

54



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-07-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

PART II Crimes	Total Crimes
Grid 1712	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
Grid 1712 TOTAL	6
Total PART II :	6

Grand Total: 17

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")

55

RECEIVED
 202-266
 APR 03 2003

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is ~~owned or leased by a~~ CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.
 CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Manuel Ramos, President
 Frank Aixala, Vice President
 Manuel Ramos, Jr., Secretary
 2750 SW 129 Avenue
 Miami, Florida 33175

33.3
33.3
33.3

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest


Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)


Frank Aixela

Sworn to and subscribed before me,

this 3 day of April, 2003.

(SEAL)

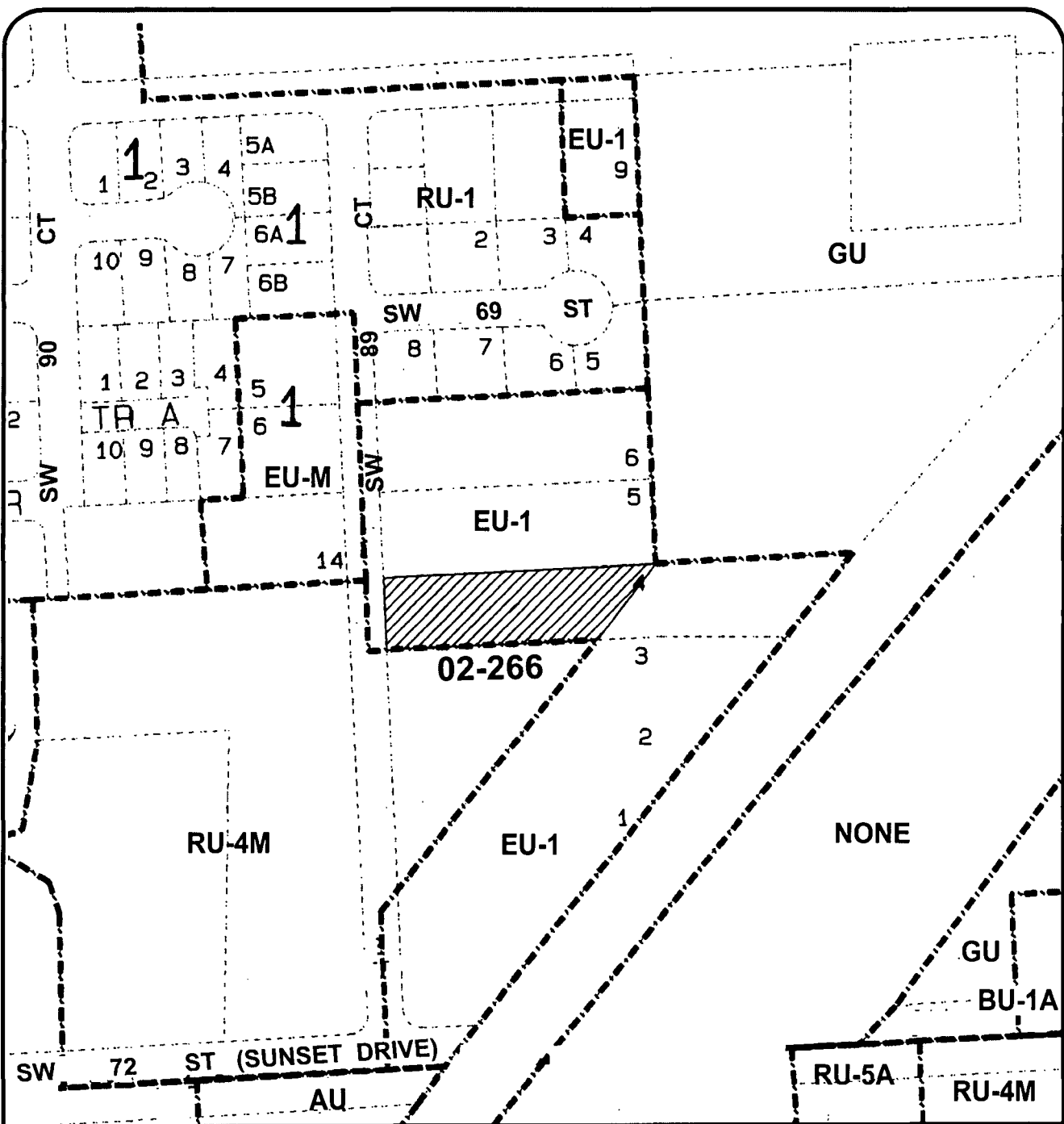


Notary Public, State of Florida at Large

My Commission Expires



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



MIAMI-DADE COUNTY HEARING MAP

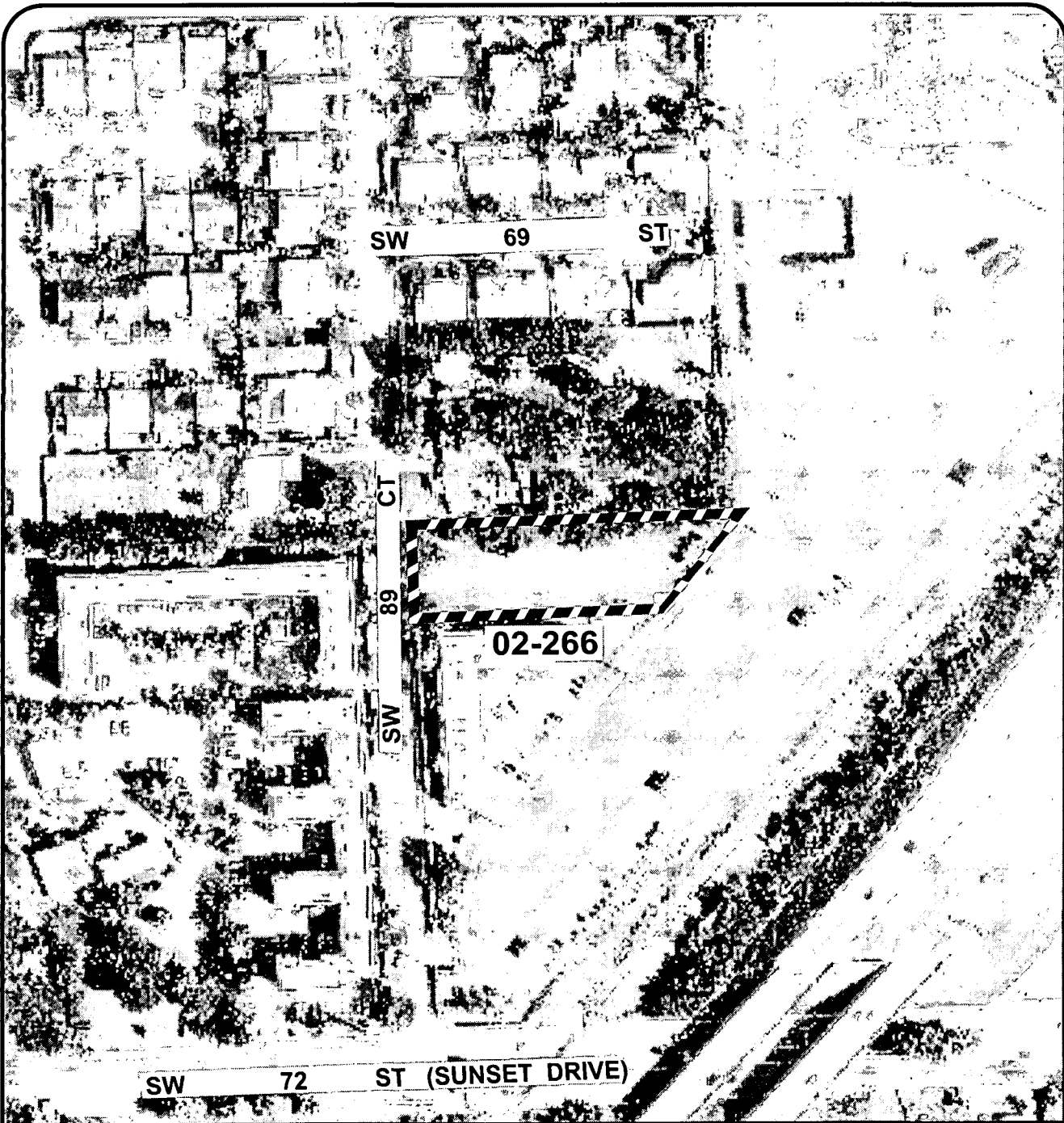
Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'

S C A L E
 0 200'



 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS

SCALE
0 NTS N



SUBJECT PROPERTY



A. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
BCC/District 7
Hearing Date: 9/25/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor

Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: April 8, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES _____

NO X

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Clara Jacobson, Manny Dipetra
Dan Brown, Vivian Leon
Tony Sherche, Jose Cruz

Representative: Jerry Proctor
Rob Curtis

Objectors: Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: May 13, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: At Board's request for applicant to work with the neighbors.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera M	X		
Douglas Krueger	X		
Jose I. Valdes	X		
Nelson A. Varona S	X		
Robert W. Wilcosky			X
Peggy Brodeur,	X		

VOTE: 5 TO 0

EXHIBITS: YES X NO _____

County Attorney: Stephen Steglitz

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

**Clara Jacobson,
Manny Dietra, Vivian Leon**

Representative: Jerry Proctor

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: June 11, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: The motion was to deny the application without prejudice, and the motion ended in a tied vote. The application was automatically deferred to the next scheduled hearing, and the Board, during this period of time, hopes to have an additional Board member (a seventh member) in place for the hearing in June.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera		X	
Douglas Krueger		X	
Jose I. Valdes	X		
Nelson A. Varona M		X	
Robert W. Wilcosky S	X		
Peggy Brodeur,	X		

VOTE: 3 TO 3

EXHIBITS: YES X NO _____

County Attorney: Thomas Robertson

CLERK OF BOARD

002

DATE: 9/11/03

#Z-

APPLICANT: 1. Tasnim Uddin - (03-2-CZ12-1/02-266)

MOTION: Deferred to September 25, 2003, with no further advertising or notice.

ROLL CALL	M/S	YES	NO	ABSENT
Barreiro				X
Diaz	s	X		
Ferguson				X
Heyman		X		
Martinez		X		
Morales	m	X		
Moss				X
Rolle		X		
Seijas				X
Sorenson		X		
Sosa		X		
Souto				X
Chair Carey-Shuler				X
TOTAL		7	0	6

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40

DATE: September 25, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

Manuel H. Piedra is appealing the application of Tasmin Uddin on the decision of Community Zoning Appeals Board # 12 which approved the following:

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

The appellant is seeking to appeal the decision of the Community Zoning Appeals Board-12 which approved the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 0.76± Acre

o **IMPACT:**

The property can currently be developed with one (1) unit; however, nine (9) units may be permitted on the site with the rezoning to RU-3M. The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped,

whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 du
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; wellfield	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

This application was deferred from the meeting of September 11, 2003. The appellant, Manuel H. Piedra, is seeking to appeal the decision of the Community Zoning Appeals Board-12 approving the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The appellant alleges that the *district boundary change* will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood and that the location of same adjacent to a wellfield will have an unfavorable impact on natural resources.

This application was approved by Community Zoning Appeals Board-12 on June 11, 2003, by a vote of 4 to 2, pursuant to Resolution CZAB12-22-03. The approval allows the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant was not required to submit a site plan in conjunction with this application, and has not requested alternative site development options of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant proffered a covenant at the time of the CZAB-12 hearing, limiting the development of the site to eight (8) townhouse units, requiring site plan approval through the Administrative Site Plan Review

process, and providing enhanced landscaping along the north property line abutting the existing single-family residence to the north.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area. Dialogue between the applicant and the School District has taken place and no mitigation options were generated due to the small size of the site.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be **consistent** with the CDMP. As previously mentioned, the applicant proffered a covenant to the CZAB-12 that restricts the development of the site to eight (8) units as permitted by the CDMP and the proposed RU-3M zoning. Additionally, the covenant includes language requiring enhanced landscaping between the site and the abutting existing single-family use to the north. The covenant also states that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be **compatible** with the surrounding area. Notwithstanding the appellant's contention that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and that it will have an unfavorable impact on natural resources, staff notes that the Department of Environmental Resources (DERM) has given its approval of the subject application. In DERM's memorandum on same, DERM indicates that the rezoning of the


subject site located within the basic protection area of the Alexander Orr Wellfield, would permit development at a density that would generate a wastewater flow greater than permitted by Chapter 24. As such, the property owner applied for a variance of the maximum permitted wastewater flow before the Environmental Quality Control Board (EQCB). The EQCB approved the construction of ten (10) apartment or townhouse units on the site and subsequently, DERM offered no objections to the approval of the application. Staff is of the opinion that since the applicant will be limiting the development to eight (8) units, which is consistent with the CDMP and which is below that approved by the EQCB, the decision of CZAB-12 should be upheld. As such, staff recommends denial of this appeal, and the approval of this application.

I. RECOMMENDATION:

Denial of the appeal and approval of the application subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 07/28/03
DATE TYPED: 08/07/03
DATE REVISED: 08/13/03, 09/12/03, 09/15/03
DATE FINALIZED: 09/15/03
DO'QW:AJT:MTF:REM:TLR


Diane O' Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 15, 2003

SUBJECT: C-12 #Z2002000266-3rd Revision
Tasimim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. The Board found that the use of ultra-low volume fixtures would reduce the residential sewage flow approximately ten percent (10%). The Board also found that the subsequent flow reduction translates into a sewage loading rate of 2,069 GPD/Ac., or 129% of what the Code allows for apartments, and a sewage loading rate of 2,586 GPD/Ac., or 162% of what the Code allows for townhouses.

The Board also found that the Miami-Dade Water & Sewer Department (MDWASD) owns the property, which abuts the subject property to the east, and that immediately to the east of the WASD property is the State Road 874 right-of-way. Additionally, the Board found that, although the property abutting the subject property is not defined as public right-of-way, it may not be developed, while it contains the Alexander Orr Wellfield treatment plant and wells. The Board further finds that, if these properties were considered public right-of-way, their area would exceed two acres gross; and consequently, a variance for the proposed residential development would not be required. The Board further found that prior to any development on the MDWASD property, the on-site public water supply wells would be removed; and thereby, the corresponding wellfield restrictions would be eliminated. In addition, the Board found that the Petitioner would utilize ductile iron pipes in order to minimize wastewater leakage.

Finally, the Board found that, based upon the evidence and testimony presented granting the Petitioner's request for a variance from the above noted Code requirements in order to construct a ten (10)-unit apartment development served by public sanitary sewers on the subject property will not be detrimental to the public health, welfare and safety, will not create a nuisance and will not materially increase the level of pollution in this County. Accordingly, the EQCB granted the requested variance subject to the following conditions:

1. All sanitary sewer pipes connecting the proposed ten (10)-unit apartment development to the public sanitary sewer system shall be ductile iron pipe or any other material exhibiting similar leakage characteristics.
2. Ultra-low volume fixtures shall be installed throughout the subject apartment development.

Consequently, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency

review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

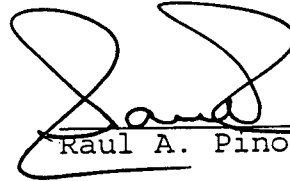
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

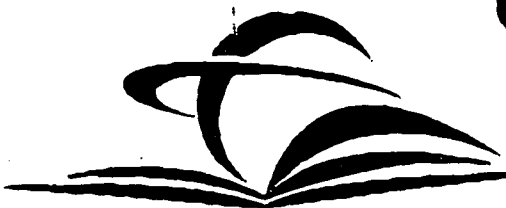
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.
FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

June 9, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 22, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

16

Ms. Ruth Ellis Myers
June 9, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

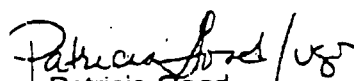
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-1359
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zoning change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

NUMBER OF UNITS: 8 additional units (1 unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 604*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3780*	2227	170%/ 170%*	257	152%/ 152%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two years

Special Programs:

Before/After-School Care and Enrichment Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x \$ 13,221	= \$ 13,221
MIDDLE	1 x \$ 15,159	= \$ 15,159
SENIOR	1 x \$ 20,060	= \$ 20,060

Total Potential Capital Cost	\$ 48,440
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC10, CC11 CC12 (JANUARY '01-MARCH '03)

1	SOUTH MIAMI METRO RAIL STATION SITE	Property bounded by Sunset Dr., SW 50 Pl. SW 70 St. and US-1	144 Units/ 28 Students	LUPLAM ELEM-12 S. MIAMI MID-8 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendal Dr. and Dadeland Blvd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St. and SW 216 St.	108 Units/ 64 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St.	448 Units/ 126 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND MERCY BARROSO #01-036	S of SW 10 St. and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St. and SW 162 Ave.	120 Units/ 66 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St. and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St. and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St.	28 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St.	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/08/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO F./MARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 140 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 140 Ave. and theo. SW 32 St.	11 Units/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

12	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-164	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St. and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	38 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-6 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV, INC. #02-043	NWC of SW 69 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM 2 W MIAMI MID-1 6 MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-387	S side of SW 8 St. Btwn SW 129 St. and SW 132 Ave.	20 Units/ 6 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 148 Ave.	8 Units/ 6 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO & ROSA VEGA #00-285	SEC of SW 28 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 18 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

27	CASTILLAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St.	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/8/02	APPROVED
28	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St. and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ #01-269	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St. and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St.	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 164 Ave. and SW 10 St.	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	785 Units/ 404 Students	HALL/HURSTON ELEM-108/109 WR THOMAS MID-97 BRADDOCK SR-89	CC10 2/13/01	APPROVED 5.1-acres O/A opt to purch 11 ac
36	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,880 O/A
37	ALCO GROUP, INC. #00-398	S of SW 10 St. and SW 158 Ave.	18 Units/ 10 Students	HURSTON ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
38	ALCO GROUP, INC. #00-397	SEC of SW 10 St. and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/08/01	APPROVED
39	ALCO GROUP, INC. #00-399	N of SW 26 St. and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St. and SW 147 Ave.	16 Units/ 9 Students	GREENGLADE ELEM-6 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/08/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 18 St.	18 Units/ 9 Students	HALL ELEM-6 BELL MID-2 BRADDOCK SR-2	CC10 3/08/2001	APPROVED

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42	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 28 St. and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St. and SW 149 Ave.	8 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-3 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-3 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA #00-383	SW 147 Ave. and SW 14 St.	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED
48	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St.	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCOB #01-029	E of SW 149 Ave. and SW 88 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO #01-088	S of SW 12 St. and E of SW 156 Ave.	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St.	18 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
52	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 8 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
53	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	18 Units/ 8 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/A

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57	ANGEL PENA AND RAYBA NUNEZ #01-334	S of SW 28 St and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/26/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 6/25/02	APPROVED
59	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 6/25/02	APPROVED
60	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St	26 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 6/25/02	APPROVED
62	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 6 Ln.	18 Units/ 8 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
65	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 38 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MIJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 146 Cl. and SW 28 St	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/26/01	APPROVED

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72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St and SW 167 Ave.	84 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPEYO #01-162	Theo. SW 165 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. #00-316	Btwn Sw 10 St and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-78	CC10 9/26/01	APPROVED \$265,400 O/A
75	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 26 St (Coral Way)	154 Units/ 84 Students	HALL ELEM-46 WR THOMAS MID-20 BRADDOCK SR-18	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-168	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.Y. #97-358	SWC of SW 167 Ave. and N. Kendall Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-83 VARELA & SUNSET SR-85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 180 St.	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA #01-199	SEC of SW 52 St. and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 46 St and SW 184 Ave.	140 Units/ 72 Students	ROBERTS ELEMID-39/17 BRADDOCK SR-18	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St.	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 8/18/02	APPROVED
6	VICTOR & ELIAS BACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-6	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 76 St.	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK #01-383	7540 and 7575 SW 127 Ave.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED

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9	GREENIE PARTNERS, LTD. #00-101	SWC of SW 122 Ave. and SW 120 St	488 Units/ 188 Students	DEVON AIRE ELEM-102 RICHMOND HGTS MID-46 KILLIAN SR-41	CC11 8/28/01	APPROVED \$130,000 O/A
10	FICODOM #00-173	NEC of SW 187 Ave. and N. Kendall Dr.	518 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-54	CC11 2/06/01	APPROVED \$158,782 O/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-235	W of SW 157 Ave. and N/6 of SW 144 St	617 Units/ 269 Students	GORDON ELEM-140 RICHMOND HGTS MID-82 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 8 acres O/A opt to purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 St and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-219	NWC of SW 162 Ave. and SW 82 St	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASCANA ENTERPRISE, INC. #02-165	NEC of SW 164 St and SW 154 Ave	12 Units/ 8 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-388	18005 SW 157 Ave.	38 Units/ 18 Students	MIAMI HEIGHTS ELEM-10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-218	NEC of SW 187 Ave. and SW 56 St	16 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-299	N of SW 58 St and W of SW 182 Ave.	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-8	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL #02-147	E of SW 157 Ave. and N of SW 184 St.	18 Units/ 8 Students	MIAMI HEIGHTS ELEM-6 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 187 Ave and N of SW 46 St	84 Units/ 35 Students	ROBERTS ELEMID-18/8 BRADDOCK SR-8	CC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 187 Ave and Sw 56 St	38 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave.	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 8/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-238)	SWC of SW 58 St. and SW 182 Ave.	53 Units/ 28 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR-3/3	CC11 7/24/02 2/04/03	APPROVED REMANDED

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24	LAUTARO DEVELOPMENT #02-310	NWC of SW 137 Ave. and SW 120 SL	206 Units/ 121 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. #02-344	E of SW 167 Ave. and S of SW 176 SL	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED
26	TAMiami KENDALL INVESTMENTS, INC. #99-413	7441 SW 125 Ave.	328 Units/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET SR-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK #01-110	S of SW 98 SL and W of SW 107 CL	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALISADE CORP. #02-098	8325 SW 128 SL	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 98 SL and SW 107 CL	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/06/01	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 SL	3 Units/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY A. DAVIS #01-108	S of SW 98 SL and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-178	9520 SW 92 SL	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #00-370	9390 SW 68 SL	2 Units/ 1 Students	SNAPPER CREEK ELEM- 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
9	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St.	118 Units/ 17 Students	S. MIAMI ELEM-8 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-284	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM- 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 SL	3 Units/ 1 Student	KENWOOD ELEMID-1/D KILLIAN SR-0	CC12 11/26/02	DENIED

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13	OTTO GONZALEZ JR. #01-384	8725 SW 87 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/26/02	DENIED
15	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are nine applications that are pending which would generate 295 students.

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DR. BOWMAN FOSTER ASHE ELEM	1288	70	1338	1113	193	102%
CARIBBEAN ELEM	944	50	994	927	24	105%
CORAL TERRACE ELEM	696	2	600	451	106	108%
DEVON AIRE ELEM	835	102	937	898	23	102%
DOUGLAS ELEM	1092	8	1101	1143	0	96%
CHRISTINA M. EVE ELEM	756	343	1099	886	0	124%
GLORIA FLOYD ELEM	809	103	912	931	23	96%
JACK D. GORDON ELEM	1793	144	1937	1353	207	124%
GREENGLADE ELEM	828	149	778	457	23	182%
HALL ELEM	833	439	1072	839	23	124%
HURSTON ELEM	876	304	980	1005	0	98%
KENDALE ELEM	1103	4	1107	848	182	107%
KENWOOD ELEM	1018	27	1046	1053	23	97%
LEEWOOD ELEM	679	1	680	705	48	90%
LUDLAM ELEM	900	12	812	439	190	97%
MIAMI HEIGHTS ELEM	1297	24	1321	838	158	133%
CLAUDE PEPPER ELEM	1106	131	1236	877	115	125%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	82	101%
SEMINOLE ELEM	703	68	771	635	23	117%
S. MIAMI ELEM	571	9	680	280	149	135%
SNAPPER CREEK ELEM	611	2	613	492	0	125%
SUNSET PARK ELEM	850	3	833	799	23	101%
VINELAND ELEM	705	2	707	602	125	97%
WINSTON PARK ELEM	1022	6	1027	854	46	114%

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ARVIDA MID	1806	81	1888	1038	184	101%
BELL MID	1713	123	1838	1104	178	134%
HOWARD A. DOOLIN MID	1987	89	2086	1210	90	160%
GLADES MID	1630	14	1644	845	178	101%
HAMMOCKS MID	2480	93	2573	1693	297	129%
MAYS MID	1095	22	1117	1023	45	105%
HOWARD D. MCMILLAN MID	1731	2	1733	942	232	148%
PALMETTO MID	1888	1	1889	986	169	186%
REDLAND MID	1783	9	1772	1144	25	182%
RICHMOND HEIGHTS MID	1616	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	89	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	90	148%
W MIAMI MID	1616	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1608	1051	0	153%
G. HOLMES BRADDOCK SR	4645	430	5075	3111	1044	122%
CORAL PARK SR	4394	27	4421	2184	1016	138%
MIAMI KILLIAN SR	3779	42	3821	2227	257	164%
MIAMI SOUTHRIDGE SR	4184	78	4262	2372	309	159%
MIAMI SUNSET SR	3586	142	3728	2880	976	102%
SOUTH DADE SR	2824	9	2833	1871	283	132%
S MIAMI SR	3028	20	3048	1818	281	145%
FELIX VARELA SR	4464	89	4653	3157	0	144%

TOTAL	76092	3887	78959	55101	7837	127%
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CHARTER SCHOOLS 2002-2003

REV. 8-12-03

33

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7180	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33018	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33018	1,089	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 28 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	72	K-2	I	1
6800	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6860	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	388	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1760 NE 188 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8380 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

34

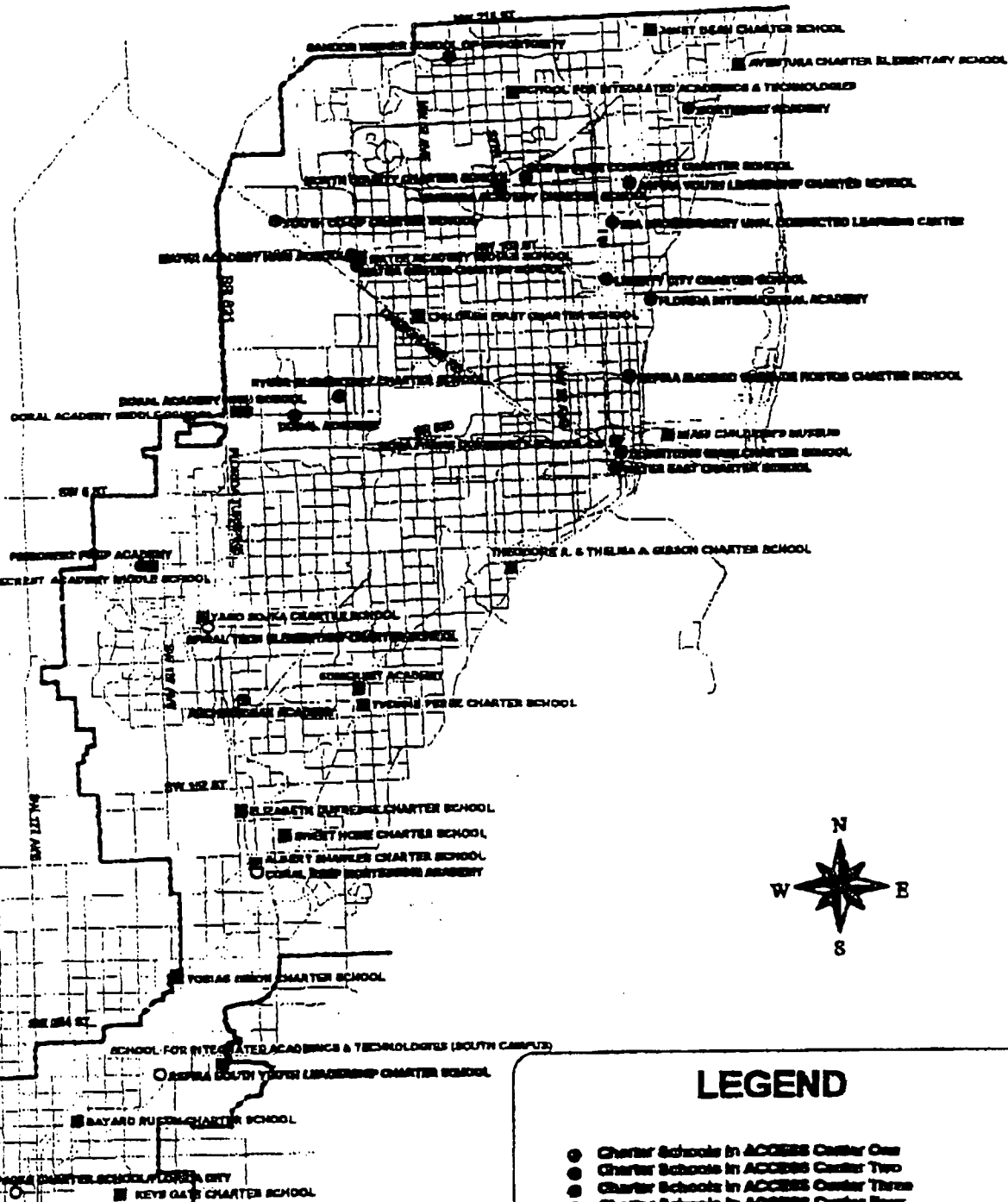
Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
8070	ASPIRA Eugenio Maria de Hostos Charter School 3850 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3800	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-8	IV	2
6010	Florida International Academy 7830 Biscayne Blvd. Miami, FL 33138	280	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	289	650	800	800	K-5	IV	8
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0600	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-8	IV	2
0610	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-8	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	280	280	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 719 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

35

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pincrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	8-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Bojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 187 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Charter Schools by ACCESS Center



PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY H.N. AMOUNT OF FEE \$605.73

RECEIPT # I200308428

DATE HEARD: 6/11/03

BY CZAB # 12

RECEIVED

JUN 30 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY H.N. 02-266

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 03-2-CZ12-1 (02-266)

Filed in the name of (Applicant) Tasnim Uddin

Name of Appellant, if other than applicant Manuel H. Piedra

Address/Location of APPELLANT'S property:

8907 S.W. 69th Street
Miami, Florida 33173

Application, or part of Application being Appealed (Explanation):

Rezoning from EU-1 to RU-3M

Appellant (name): Manuel H. Piedra

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood. It will have an unfavorable impact on natural resources as it increases density adjacent to a wellfield.

APPEALANT MUST SIGN THIS PAGE

Date: 30 day of June, year 2003

Signed

MANUEL PIGERRA

Print Name

8907 S.W. 89th Miami FL 33173

Mailing Address

305-264-5516

Phone

305-262-7604

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 30th day of JUNE, year 2003

Notary Public

(stamp/seal)

Commission expires:



Judith E. Robertson
Commission #DD220794
Expires: Jun 08, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Manuel H. Piedra
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- XXX 1. Participation at the hearing
____ 2. Original Applicant
____ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

JUDITH E. ROBERTSON
Print Name

[Signature]
Signature

W. NICKER GIBBS
Print Name

[Signature]
Appellant's signature

Manuel H. Piedra
Print Name

Sworn to and subscribed before me on the 30th day of JUNE, year 2003.

Appellant is personally known to me or has produced FL DRIVER LICENSE as
identification.



Judith E. Robertson
Commission #DD220794
Expires: Jun 08, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3' 28"E along the north line of said Lot 4 for a distance of 372.345' ; thence run S36°40' 41' W for a distance of 129.8' to a point on the south line of said Lot 4; thence run S87°3' 10"W along the south line of said Lot 4 for a distance of 289.285' ; thence run N3°6' 8"W along the west line of said Lot 4 for a distance of 100' to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the Owner obtains the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye
Peggy Brodeur			nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

its option to enforce the proposed restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

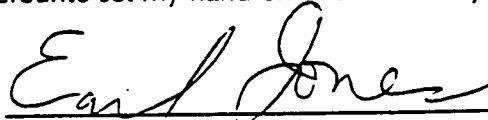
Hearing No. 03-2-CZ12-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

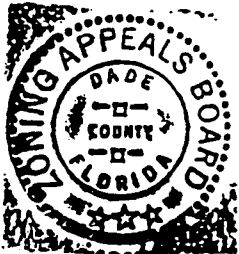
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin

East of 89 Ct & appox508'N of 72 St.
Miami-Dade County

APPLICANT

ADDRESS

09/25/2003

02-266

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

08/29/2003

Inspection conducted

08/29/2003

No current violations



MEMORANDUM

ITEM # 1
HEARINGS #02-266

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: August 28, 2003

SUBJECT: Police Statistical Data for
Board of County
Commission Meeting on
September 11, 2003

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2590 BCG Partners, LLC; Hearing (02-368)
Location: The southeast corner of SW 192 Avenue and SW 304 Street
- Grid 1712 Tasnim Uddin; Hearing (02-266)
Location: East of SW 89 Court and approximately 508' north of SW 72 Street (Sunset Drive).
- Grid 2438 Martina Borek, et al.; Hearing (03-18)
Location: Lying on the south side of SW 248 Street, lying east of canal C-102n and approximately 60' west of theoretical SW 121 Court (a/k/a: 12110 SW 248 Street).
- Grid 1832 Green Dadeland Hotel, LTD; Hearing (02-248).
Location: South of South Dadeland Boulevard and east of the Palmetto Expressway.
- Grid 2406 S/S Properties Group, LLC; Hearing (03-160).
Location: The east side of U.S. Highway 1 and south of theoretical SW 242 Street.

Five attachments represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

Grid Numbers	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)
2590	02-368	422	225	32	31
1712	02-266	609	336	32	17
2438	03-18*	305	232	17	10
12110 SW 242 St.*		0*	0*		
1832	02-248	2613	1583	320	203
2406	03-160	374	169	41	34

*Note: Since Hearing 03-18 (Martina Borek, et al.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

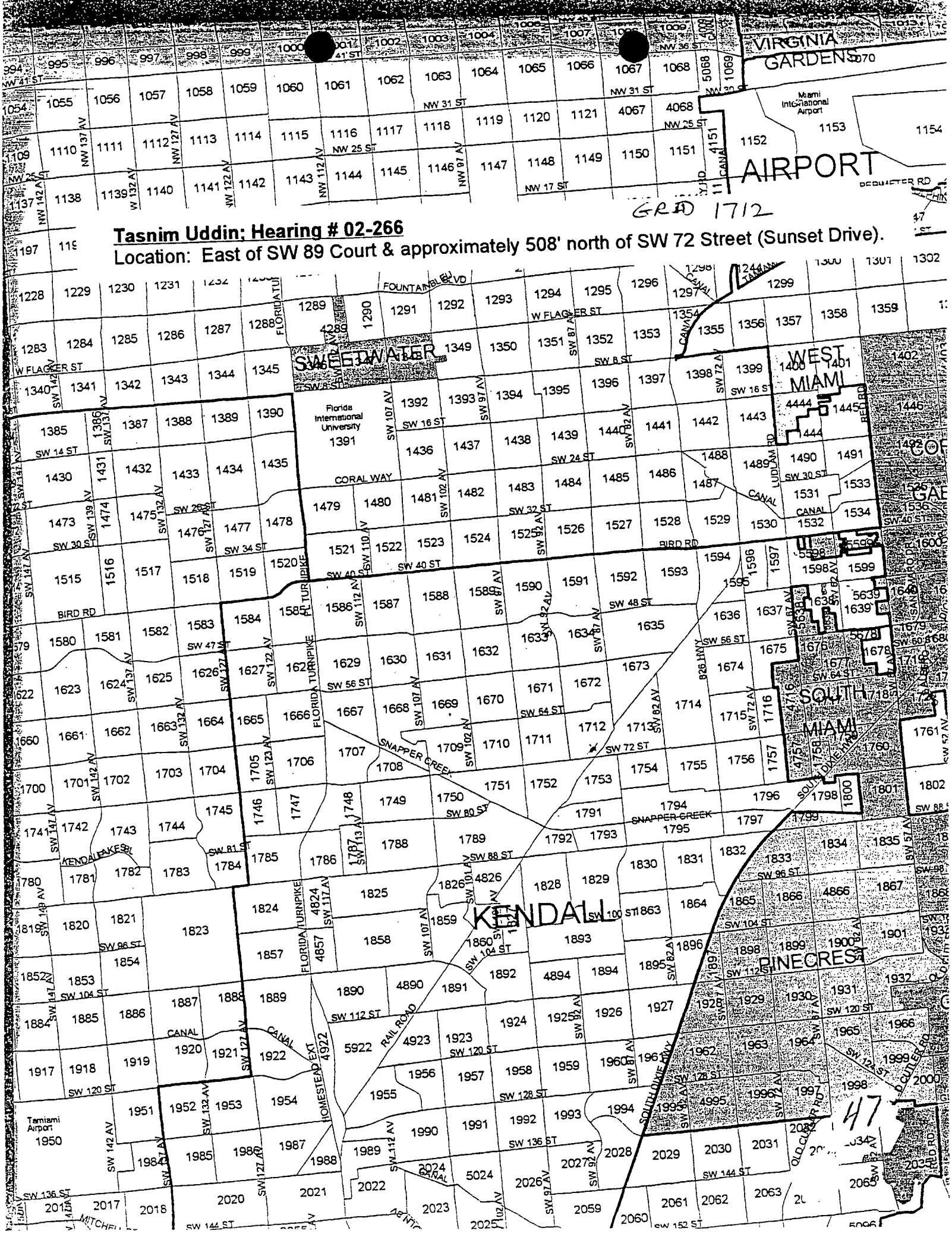
Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

CA/go
Attachments (5)

Tasnim Uddin; Hearing # 02-266

Location: East of SW 89 Court & approximately 508' north of SW 72 Street (Sunset Drive).

GRD 1712



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	33
	14	CONDUCT INVESTIGATION	51
	15	MEET AN OFFICER	208
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	37
	18	HIT AND RUN	6
	19	TRAFFIC STOP	64
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	65
	26	BURGLARY	19
	27	LARCENY	5
	28	VANDALISM	5
	32	ASSAULT	10
	33	SEX OFFENSE	2
	34	DISTURBANCE	31
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	7
	39	PRISONER	4
	41	SICK OR INJURED PERSON	23

48

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	5
Total Signals for Grid 1712 :			609
Total Reported: 412			Total Not Reported: 197

Total for All Grids : 609

49

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	41
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	95
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	3
	19	TRAFFIC STOP	22
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	34
	26	BURGLARY	9
	27	LARCENY	5
	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	2
	34	DISTURBANCE	33
	37	SUSPICIOUS VEHICLE	7
	39	PRISONER	1
	41	SICK OR INJURED PERSON	18
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1

50

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	4
Total Signals for Grid 1712 :			336
Total Reported: 238			Total Not Reported: 98

Total for All Grids : 336

51



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO/
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6
230G - SHOPLIFTING ALL OTHERS	8
2400 - MOTOR VEHICLE THEFT	2
Grid 1712 TOTAL	28
Total Part I :	28

52



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

PART II Crimes	Total Crimes
Grid 1712	
130B - SIMPLE ASSAULT	2
260B - FRAUD CREDIT CARD/ATM	2
Grid 1712 TOTAL	4
Total PART II :	4

Grand Total: 32

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ('1712')

53



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO/
For Specific Grids
From 2003-01-01 Thru 2003-07-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
110C - FONDLING	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	6
Grid 1712 TOTAL	11
Total Part I :	11

54



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2003-01-01 Thru 2003-07-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

PART II Crimes	Total Crimes
Grid 1712	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
Grid 1712 TOTAL	6
Total PART II :	6

Grand Total: 17

Detail Filter: OI.Incident From Date Time >= "2003-01-01" and OI.Incident From Date Time < "2003-08-01" and OI.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and OI.Reporting_Agency_Code = '030' and OI.Aoa Agency Code = '000' and OI.Clearance Type Description <> 'UNFOUNDED' and OI.Report Written YN = 'Y' and OI.Grid in ("1712")

55

**ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.**

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

$$\begin{array}{r} 33.3 \\ 33.3 \\ 33.3 \end{array}$$

If the property which is subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest


Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)


Frank Aixela

Sworn to and subscribed before me,

this 3 day of April, 2003.

(SEAL)

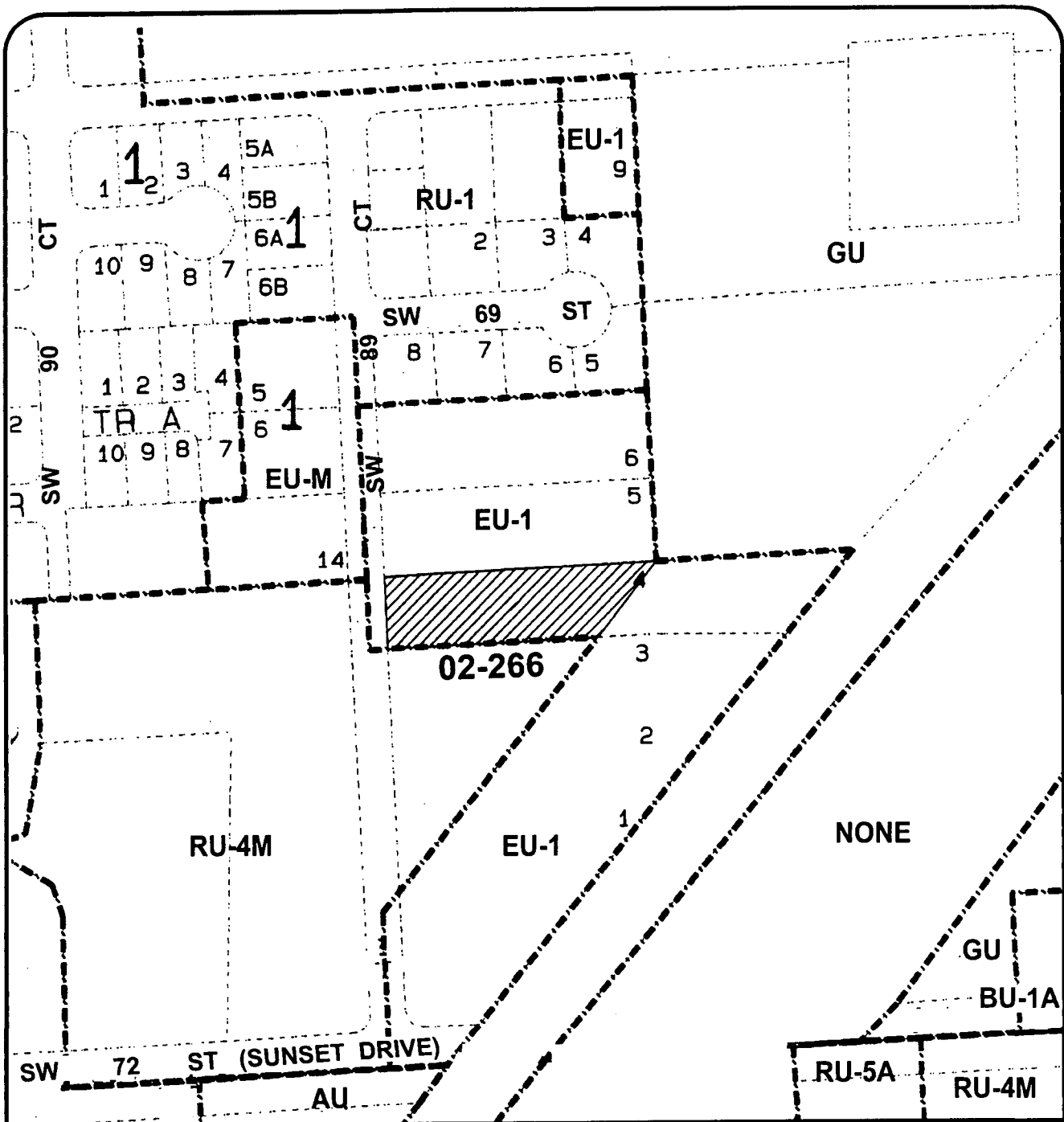


Notary Public, State of Florida at Large

My Commission Expires

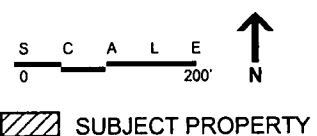


*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



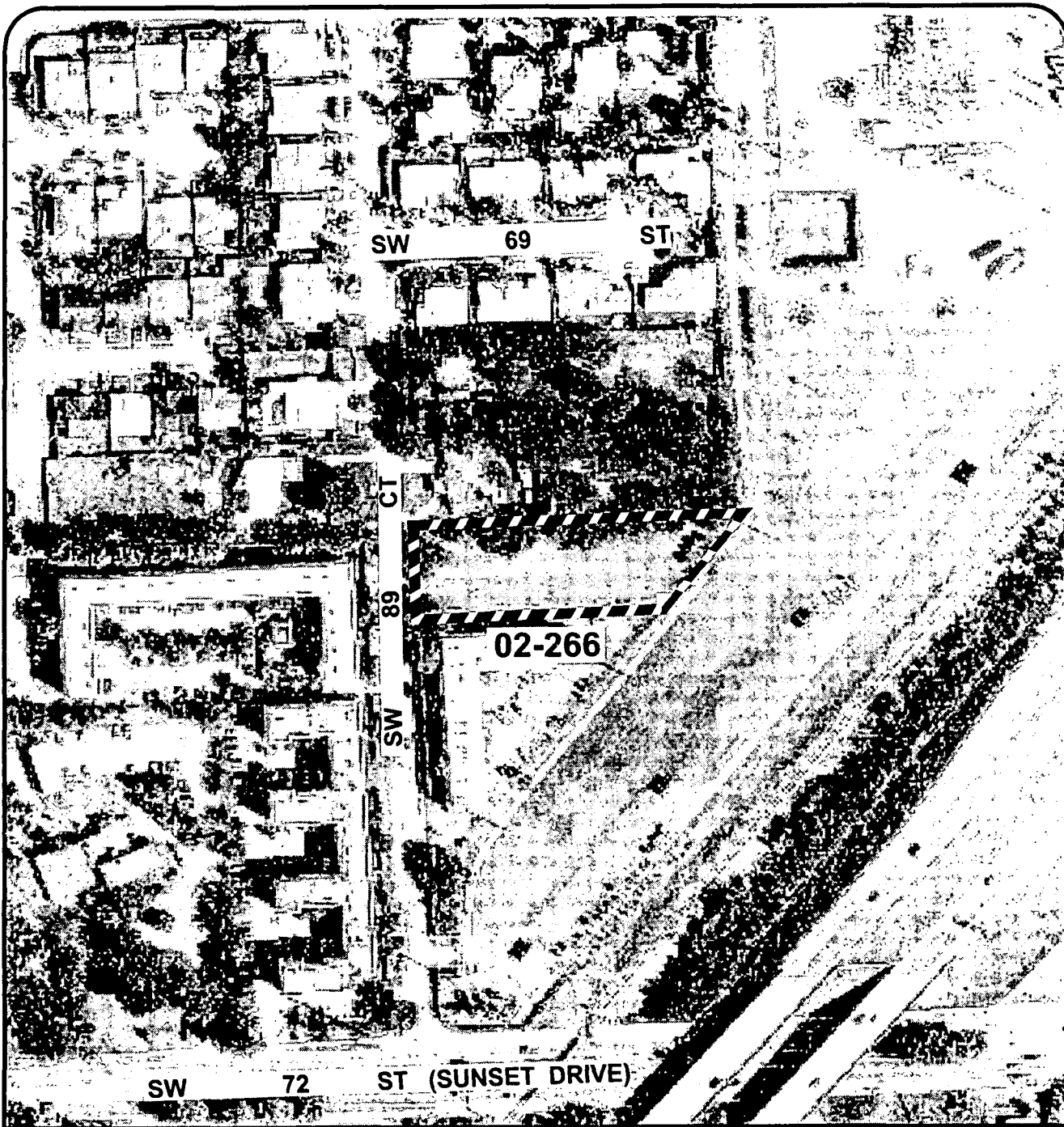
MIAMI-DADE COUNTY HEARING MAP

Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'



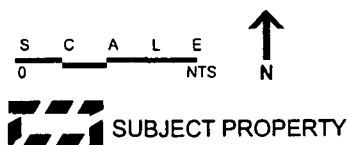
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS



1. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
BCC/District 7
Hearing Date: 9/11/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor

Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: April 8, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES _____

NO X

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Clara Jacobson, Manny Dipetra
Dan Brown, Vivian Leon
Tony Sherche, Jose Cruz

Representative: Jerry Proctor
Rob Curtis

Objectors: Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: May 13, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: At Board's request for applicant to work with the neighbors.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera M	X		
Douglas Krueger	X		
Jose I. Valdes	X		
Nelson A. Varona S	X		
Robert W. Wilcosky			X
Peggy Brodeur,	X		

VOTE: 5 TO 0

EXHIBITS: YES X NO _____

County Attorney: Stephen Steglitz

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

**Clara Jacobson,
Manny Dietra, Vivian Leon**

Representative: Jerry Proctor

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: June 11, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: The motion was to deny the application without prejudice, and the motion ended in a tied vote. The application was automatically deferred to the next scheduled hearing, and the Board, during this period of time, hopes to have an additional Board member (a seventh member) in place for the hearing in June.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera		X	
Douglas Krueger		X	
Jose I. Valdes	X		
Nelson A. Varona M		X	
Robert W. Wilcosky S	X		
Peggy Brodeur,	X		

VOTE: 3 TO 3

EXHIBITS: YES X NO _____

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO THE BOARD OF COUNTY COMMISSIONERS**

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40

DATE: September 11, 2003

COMMISSION DISTRICT: 7

ITEM NO.: 1

=====

A. INTRODUCTION

o **REQUEST:**

Manuel H. Piedra is appealing the application of Tasmin Uddin on the decision of Community Zoning Appeals Board # 12 which approved the following:

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

The appellant is seeking to appeal the decision of the Community Zoning Appeals Board-12 which approved the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 0.76± Acre

o **IMPACT:**

The property can currently be developed with one (1) unit; however, nine (9) units may be permitted on the site with the rezoning to RU-3M. The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped,

whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 du
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; wellfield	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

The appellant, Manuel H. Piedra, is seeking to appeal the decision of the Community Zoning Appeals Board-12 approving the rezoning of the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The appellant alleges that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and a single-family neighborhood and that the location of same adjacent to a wellfield will have an unfavorable impact on natural resources.

This application was approved by Community Zoning Appeals Board-12 on June 11, 2003, by a vote of 4 to 2, pursuant to Resolution CZAB12-22-03. The approval allows the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant was not required to submit a site plan in conjunction with this application, and has not requested alternative site development options of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant proffered a covenant at the time of the CZAB-12 hearing, limiting the development of the site to nine (9) townhouse units, requiring site plan approval through the Administrative Site Plan Review

process, and providing enhanced landscaping along the north property line abutting the existing single-family residence to the north.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area. Dialogue between the applicant and the School District has taken place and no mitigation options were generated due to the small size of the site.

The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be **consistent** with the CDMP. As previously mentioned, the applicant proffered a covenant to the CZAB-12 that restricts the development of the site to nine (9) units as permitted by the CDMP and the proposed RU-3M zoning. Additionally, the covenant includes language requiring enhanced landscaping between the site and the abutting existing single-family use to the north. The covenant also states that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be **compatible** with the surrounding area. Notwithstanding the appellant's contention that the district boundary change will not serve the public benefit as it unreasonably increases density adjacent to a wellfield and that it will have an unfavorable impact on natural resources, staff notes that the Department of Environmental Resources (DERM) has given its approval of the subject application. In DERM's memorandum on same, DERM indicates that the rezoning of the

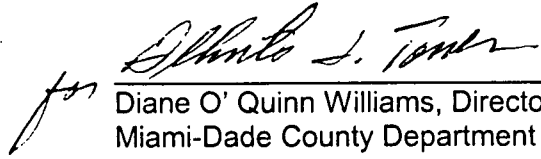
subject site located within the basic protection area of the Alexander Orr Wellfield, would permit development at a density that would generate a wastewater flow greater than permitted by Chapter 24. As such, the property owner applied for a variance of the maximum permitted wastewater flow before the Environmental Quality Control Board (EQCB). The EQCB approved the construction of ten (10) apartment or townhouse units on the site and subsequently, DERM offered no objections to the approval of the application. Staff is of the opinion that since the applicant will be limiting the development to nine (9) units, which is consistent with the CDMP and which is below that approved by the EQCB, the decision of CZAB-12 should be upheld. As such, staff recommends denial of this appeal, and the approval of this application.

I. **RECOMMENDATION:**

Denial of the appeal and approval of the application subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 07/28/03
DATE TYPED: 08/07/03
DATE REVISED: 08/13/03
DATE FINALIZED: 08/13/03
DO:QW:AJT:MTF:REM:TLR



Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 27, 2003

SUBJECT: C-12 #Z2002000266-2nd Revision
Tasim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Enforcement History:

DERM has reviewed the Permits and Enforcement database and the Enforcement Case Tracking System and has found no open or closed formal enforcement records for the subject properties identified in the subject application.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

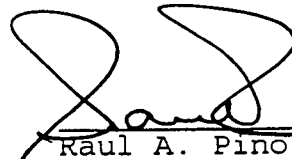
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

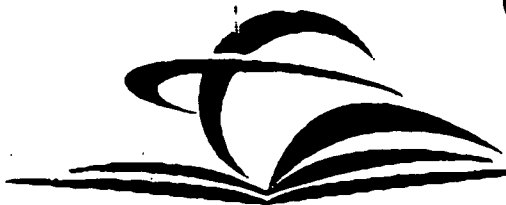
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.
FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Ana Rijo-Conde, Interim Assistant Superintendent
Facilities Operations, Maintenance and Planning

June 9, 2003

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**
Merrett R. Stierheim

Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 22, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with the District to discuss possible options that may accommodate new students generated by the proposed application. The District will advise the County in writing in the event the applicant and the District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers
June 9, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

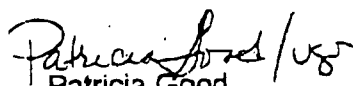
$$\text{New residential unit square footage} \times .90 (\text{Square Footage Fee}) + \$600.00 (\text{Base Fee}) + 2\% \text{ administrative fee} = \text{Educational Facilities Impact fee}$$

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,


Patricia Good
Coordinator III

PG:am
L-1359
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Michael A. Levine
Mr. Ivan M. Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zoning change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

NUMBER OF UNITS: 8 additional units (1 unit currently permitted under existing zoning classification)

ESTIMATED STUDENT POPULATION: 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 604*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3780*	2227	170%/ 170%*	257	152%/ 152%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two years

Special Programs:

Before/After-School Care and Enrichment Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of June 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's June-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x	\$ 13,221	= \$ 13,221
MIDDLE	1 x	\$ 15,159	= \$ 15,159
SENIOR	1 x	\$ 20,060	= \$ 20,060

Total Potential Capital Cost	\$ 48,440
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

1	SOUTH MIAMI METRORAIL STATION SITE	Property bounded by Sunset Dr., SW 59 Pl. SW 70 St and US-1	144 Units/ 23 Students	LUDLAM ELEM-12 S. MIAMI MID-6 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendall Dr. and Dadeland Blvd.	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Btwn SW 128 Ave. and SW 132 Ave. and btwn SW 211 St and SW 218 St	108 Units/ 84 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St	448 Units/ 126 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND MERCY BARROSO #01-036	S of SW 10 St and E of SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St and SW 162 Ave.	120 Units/ 65 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St	28 Units/ 12 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/08/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St	20 Units/ 11 Students	GREENGLADE ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO F./MARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo. SW 28 St	10 Units/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 140 Ave. and theo. SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St	11 Units/ 8 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

12	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-364	SWC of SW 23 St. and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 28 St. and SW 148 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St. and SW 144 Ave.	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-6 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-158	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV, INC. #02-043	NWC of SW 89 Ave. and SW 40 St.	17 Units/ 3 Students	CORAL TERRACE ELEM- 2 W MIAMI MID-1 S MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-302	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-387	S side of SW 8 St. Btwn SW 129 Ct. and SW 132 Ave.	20 Units/ 6 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St. and SW 148 Ave.	8 Units/ 6 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St. and SW 147 Ave.	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED
22	LISARDO & ROSIA VEGA #00-285	SEC of SW 28 St. and SW 140 Ave.	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	SERGIO CONCEPCION #01-236	SEC of SW 14 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 18 St. and SW 155 Ave.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave.	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASTILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St.	20 Units/ 11 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

27	CASTILLAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave. and SW 18 St	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/8/02	APPROVED
28	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St and W of SW 147 Ave.	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ #01-269	S of NW 7 St and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St. and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2002 INVESTMENTS, INC. #02-066	SWC of SW 26 St and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 164 Ave. and SW 10 St	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, S.A. #99-221	SW 24 St and SW 162 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM-109/108 WR THOMAS MID-87 BRADDOCK SR-89	CC10 2/13/01	APPROVED 5.1 acres O/A opt to purch 11 ac
36	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,880 O/A
37	ALCO GROUP, INC. #00-396	S of SW 10 St and SW 158 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
38	ALCO GROUP, INC. #00-397	SEC of SW 10 St and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/08/01	APPROVED
39	ALCO GROUP, INC. #00-399	N of SW 26 St and E of SW 157 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/08/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St and SW 147 Ave.	18 Units/ 9 Students	GREENGLADE ELEM-6 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/08/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave. and SW 16 St	18 Units/ 9 Students	HALL ELEM-6 BELL MID-2 BRADDOCK SR-2	CC10 3/08/2001	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

42	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 28 St and W of SW 147 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 28 St and SW 149 Ave.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St and SW 156 Ave.	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC. #00-415	SW 12 St and SW 157 Ave.	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA #00-383	SW 147 Ave. and SW 14 St	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED
48	HERMILIO CONCEPCION #02-051	NWC of SW 144 Ave. and SW 17 St	21 Units/ 12 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCOS #01-029	E of SW 149 Ave. and SW 88 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO #01-088	S of SW 12 St and E of SW 156 Ave.	17 Units/ 8 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and theor. SW 34 St	18 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
52	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl. and S of SW 34 St.	17 Units/ 8 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
53	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-025	N of SW 14 St. and E of SW 147 Ave.	18 Units/ 8 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
55	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave. and S of SW 30 St	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
55	ALCO GROUP, INC. #00-413	SW 18 St. and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/A

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

57	ANGEL PENA AND RAYSA NUNEZ #01-334	S of SW 28 St and W of SW 147 Ave.	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/26/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln.	20 Units/ 11 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 6/25/02	APPROVED
59	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St and W of SW 147 Ave.	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 6/25/02	APPROVED
60	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St	26 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 6/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr.	14 Units/ 8 Students	MURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 6/25/02	APPROVED
62	HERMILIO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-105	W of NW 127 Ave. and NW 8 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
65	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 38 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 680' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MIJARES #01-125	SW 15 St and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 146 Cl and SW 28 St	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/26/01	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC10, CC11 CC12 (JANUARY '01-MARCH '03)

72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St and SW 167 Ave.	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO #01-162	Theo. SW 166 Ave. and SW 20 St.	18 Units/ 10 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. #00-316	Blwn SW 10 St and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/26/01	APPROVED \$295,400 O/A
75	CORAL WEST, LTD. #02-168	NWC of SW 147 Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-46 WR THOMAS MID-20 BRADDOCK SR-18	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave. and S of SW 30 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave. and N of SW 18 St.	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-168	W of SW 147 Ave. and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED
1	CROPSEYVILLE CORP. N.V. #97-359	SWC of SW 167 Ave. and N. Kendall Dr.	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-93 VARELA & SUNSET SR- 85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 180 St.	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA #01-199	SEC of SW 52 St. and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 46 St. and SW 184 Ave.	140 Units/ 72 Students	ROBERTS ELEMID- 39/17 BRADDOCK SR-16	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St.	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 6/18/02	APPROVED
6	VICTOR & ELIAS BACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St. and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 76 St.	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK #01-363	7540 and 7575 SW 127 Ave.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC10, CC11 CC12 (JANUARY '01-MARCH '03)

9	GREENIE PARTNERS, LTD. #00-101	SWC of SW 122 Ave. and SW 120 St.	486 Units/ 186 Students	DEVON AIRE ELEM-102 RICHMOND HGTS MID-46 KILLIAN SR-41	CC11 6/28/01	APPROVED \$130,000 O/A
10	FICODOM #00-173	NEC of SW 167 Ave. and N. Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-64	CC11 2/08/01	APPROVED \$159,782 O/A
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-238	W of SW 157 Ave. and N/6 of SW 144 St.	517 Units/ 269 Students	GORDON ELEM-140 RICHMOND HGTS MID-82 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 8 acres O/A opt to purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 St and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 162 Ave. and SW 62 St.	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASTCANA ENTERPRISE, INC. #02-185	NEC of SW 184 St and SW 154 Ave	12 Units/ 8 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-386	18005 SW 157 Ave.	36 Units/ 18 Students	MIAMI HEIGHTS ELEM-10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-219	NEC of SW 187 Ave. and SW 56 St.	16 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-289	N of SW 56 St and W of SW 162 Ave.	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-8	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL #02-147	E of SW 167 Ave. and N of SW 184 St.	18 Units/ 9 Students	MIAMI HEIGHTS ELEM-6 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave and N of SW 46 St.	64 Units/ 33 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	CC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 167 Ave and Sw 56 St.	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 126 Ave.	6 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-328 (#01-235)	SWC of SW 56 St and SW 162 Ave.	53 Units/ 28 Students	ASHE ELEM-16 DOOLIN MID-7 VARELA & SUNSET SR-3/3	CC11 7/24/02 2/04/03	APPROVED REMANDED

PREVIOUSLY APPROVED DEVELOPMENT REPORT

CC10, CC11 CC12 (JANUARY '01-MARCH '03)

24	LAUTARO DEVELOPMENT #02-210	NWC of SW 137 Ave. and SW 120 SL	206 Units/ 121 Students	PEPPER ELEM-86 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. #02-344	E of SW 167 Ave. and S of SW 178 SL	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH OADE SR-3	CC11 3/04/03	APPROVED
26	TAMIAHI KENDALL INVESTMENTS, INC. #99-413	7441 SW 126 Ave.	328 Units/ 180 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET SR-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK #01-110	6 of SW 96 St. and W of SW 107 CL	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALISADE CORP. #02-098	8325 SW 128 SL	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 SL and SW 107 CL	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave.	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/06/01	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St.	3 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY A. DAVIS #01-108	S of SW 96 St. and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 SL	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #00-370	9390 SW 68 SL	2 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
9	LUDLAM POINT CLUB, LLC #02-221	8801 SW 44 St.	118 Units/ 17 Students	6. MIAMI ELEM-8 6. MIAMI MID-4 6. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-284	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HHJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 SL	3 Units/ 1 Student	KENWOOD ELEMID-1/D KILLIAN SR-0	CC12 11/26/02	DENIED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

13	OTTO GONZALEZ JR. #01-364	8725 SW 87 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/25/02	DENIED
15	RAMON LAVIN #01-378	N of SW 80 St. and approx. 152' W of SW 72 Ave.	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Notes: There are nine applications that are pending which would generate 205 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

DR. BOWMAN FOSTER ASHE ELEM	1288	70	1338	1113	183	102%
CARIBBEAN ELEM	844	50	994	927	24	106%
CORAL TERRACE ELEM	588	2	600	451	106	108%
DEVON AIRE ELEM	835	102	937	898	23	102%
DOUGLAS ELEM	1092	8	1101	1143	0	96%
CHRISTINA M. EVE ELEM	756	343	1099	886	0	124%
GLORIA FLOYD ELEM	809	103	912	831	23	96%
JACK D. GORDON ELEM	1793	144	1937	1353	207	124%
GREENGLADE ELEM	828	149	778	457	23	162%
HALL ELEM	633	439	1072	639	23	124%
HURSTON ELEM	876	304	980	1006	0	98%
KENDALE ELEM	1103	4	1107	648	182	107%
KENWOOD ELEM	1018	27	1046	1053	23	97%
LEEWOOD ELEM	878	1	880	705	48	80%
LUDLAM ELEM	800	12	812	439	190	97%
MIAMI HEIGHTS ELEM	1297	24	1321	838	158	133%
CLAUDE PEPPER ELEM	1106	131	1236	877	115	125%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	82	101%
SEMINOLE ELEM	703	68	771	635	23	117%
S. MIAMI ELEM	571	9	680	280	148	135%
SNAPPER CREEK ELEM	611	2	613	492	0	125%
SUNSET PARK ELEM	830	3	833	799	23	101%
VINELAND ELEM	706	2	707	602	126	87%
WINSTON PARK ELEM	1022	6	1027	864	46	114%

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

ARVIDA MID	1905	61	1868	1036	184	161%
BELL MID	1713	123	1838	1194	176	134%
HOWARD A. DOOLIN MID	1897	69	2086	1210	80	160%
GLADES MID	1830	14	1644	845	178	161%
HAMMOCKS MID	2480	93	2573	1693	297	129%
MAYS MID	1096	22	1117	1023	46	105%
HOWARD D. MCMILLAN MID	1731	2	1733	942	232	148%
PALMETTO MID	1868	1	1869	986	160	166%
REDLAND MID	1763	8	1772	1144	25	182%
RICHMOND HEIGHTS MID	1616	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	39	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	80	148%
W MIAMI MID	1616	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1608	1051	0	153%
G. HOLMES BRADDOCK SR	4645	430	5075	3111	1044	122%
CORAL PARK SR	4394	27	4421	2184	1016	138%
MIAMI KILLIAN SR	3779	42	3821	2227	257	164%
MIAMI SOUTHRIDGE SR	4184	78	4262	2372	309	159%
MIAMI SUNSET SR	3586	142	3728	2680	976	102%
SOUTH DADE SR	2824	9	2833	1871	283	132%
S MIAMI SR	3028	20	3048	1818	281	145%
FELIX VARELA SR	4464	89	4653	3157	0	144%

TOTAL	76092	3867	79959	55101	7637	127%
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CHARTER SCHOOLS 2002-2003

REV. 6-12-03

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Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Mater Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33018	80	750	1,000	1,000	9-10	I	4
0100	Mater Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	800	800	800	K-5	I	1
5130	North Dade Community Charter School 13850 NW 28 Ave. Opa-Locka, FL 33054	63	575	800	800	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	8	32	34	72	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6950	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	388	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 188 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
8030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8380 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5

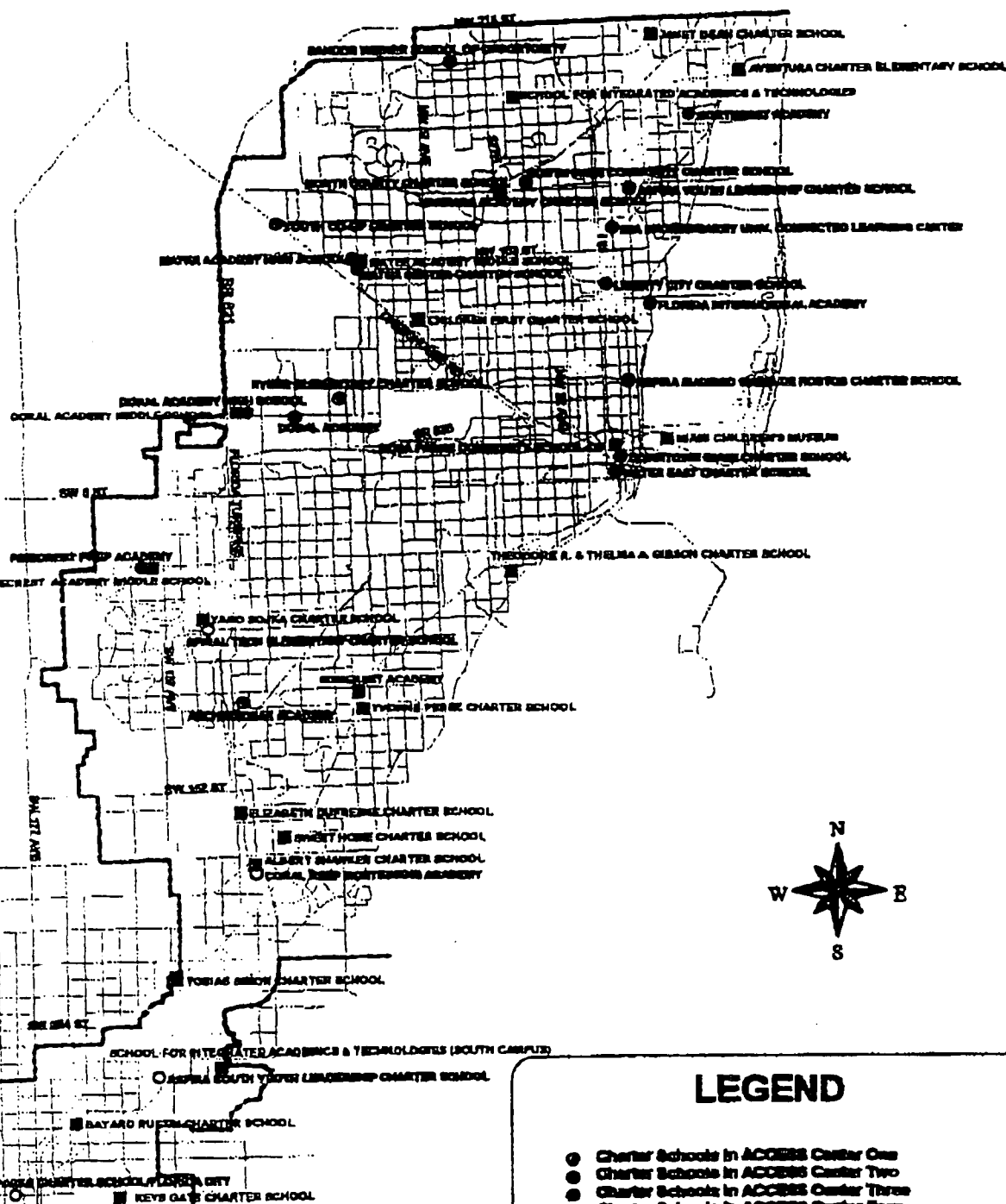
Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
8070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	250	300	350	6-8	IV	2
3800	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	650	650	650	K-8	IV	2
010	Florida International Academy 7830 Biscayne Blvd. Miami, FL 33138	280	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	705	705	K-7	IV	2
3100	Mater East Charter School 450 SW 4 St. Miami, FL 33130	289	650	800	800	K-5	IV	8
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	600	K-8	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-3	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-8	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-8	VI	9
0300	Rosa Parks Charter School/Florida City 719 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9

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Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Somerset Academy 11011 SW 80 Avenue Miami, FL 33158	Deferred to 04-05	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	Deferred to 04-05	775	1,075	Kindergarten	K-8	V
Elizabeth duFreane Charter School SW 117 Ave. & 184 Terrace Miami, FL	Deferred to 04-05	1,000	1,000	K-5	K-5	VI
Yaro Bojka Charter School SW 127 Ave. & 72 Street Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 187 Avenue Homestead, FL	Deferred to 04-05	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	Deferred to 04-05	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	1,150	1,150	1,150	K-8	K-8	VI

*temporary location for the first year -- the permanent location will be at SW 180 Street & 107 Ave.



LEGEND

- Charter Schools in ACCESS Center One
 - Charter Schools in ACCESS Center Two
 - Charter Schools in ACCESS Center Three
 - Charter Schools in ACCESS Center Four
 - Charter Schools in ACCESS Center Five
 - Charter Schools in ACCESS Center Six
 - Urban Development Boundary 2001
- AmishinJhp
- New Charter Schools approved to open for the 2002-2004 School Year

PETITION OF APPEAL FROM DECISION OF
MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD
TO THE BOARD OF COUNTY COMMISSIONERS

CHECKED BY H.N. AMOUNT OF FEE \$605.73

RECEIPT # I200308428

DATE HEARD: 6/11/03

BY CZAB # 12

RECEIVED
JUN 30 2003

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY H.N. 02-266

DATE RECEIVED STAMP

This Appeal Form must be completed in accordance with the "Instruction for Filing an Appeal" and in accordance with Chapter 33 of the Code of Miami-Dade County, Florida, and return must be made to the Department on or before the Deadline Date prescribed for the Appeal.

RE: Hearing No. 03-2-CZ12-1 (02-266)

Filed in the name of (Applicant) Tasnim Uddin

Name of Appellant, if other than applicant Manuel H. Piedra

Address/Location of APPELLANT'S property:

8907 S.W. 69th Street
Miami, Florida 33173

Application, or part of Application being Appealed (Explanation):

Rezoning from EU-1 to RU-3M

Appellant (name): Manuel H. Piedra

hereby appeals the decision of the Miami-Dade County Community Zoning Appeals Board with reference to the above subject matter, and in accordance with the provisions contained in Chapter 33 of the Code of Miami-Dade County, Florida, hereby makes application to the Board of County Commissioners for review of said decision. The grounds and reasons supporting the reversal of the ruling of the Community Zoning Appeals Board are as follows:
(State in brief and concise language)

The district boundary change will not serve the public benefit as
it unreasonably increases density adjacent to a wellfield and a
single-family neighborhood. It will have an unfavorable impact
on natural resources as it increases density adjacent to a well-
field.

APPEALANT MUST SIGN THIS PAGE

Date: 30 day of June, year 2003

Signed

MANUEL PIGERA

Print Name

8907 S.W. 89th Miami FL 33173

Mailing Address

305-264-5516

Phone

305-262-7604

Fax

REPRESENTATIVE'S AFFIDAVIT

If you are filing as representative of an
association or other entity, so indicate:

Representing

Signature

Print Name

Address

City

State

Zip

Telephone Number

Subscribed and Sworn to before me on the 30th day of JUNE, year 2003

Notary Public

(stamp/seal)

Commission expires:



Judith E. Robertson
Commission #DD220794
Expires: Jun 08, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

APPELLANT'S AFFIDAVIT OF STANDING
(must be signed by each Appellant)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

Before me the undersigned authority, personally appeared Manuel H. Piedra
(Appellant) who was sworn and says that the Appellant has standing to file the attached appeal
of a Community Zoning Appeals Board decision.

The Appellant further states that they have standing by virtue of being of record in Community
Zoning Appeals Board matter because of the following:

(Check all that apply)

- XXX 1. Participation at the hearing
___ 2. Original Applicant
___ 3. Written objection, waiver or consent

Appellant further states they understand the meaning of an oath and the penalties for perjury,
and that under penalties of perjury, Affiant declares that the facts stated herein are true.

Further Appellant says not.

Witnesses:

[Signature]
Signature

JUDITH E. ROBERTSON
Print Name

[Signature]
Signature

W. NICKER GIBBS
Print Name

[Signature]
Appellant's signature

Manuel H. Piedra
Print Name

Sworn to and subscribed before me on the 30th day of JUNE, year 2003.

Appellant is ~~personally know~~ to me or has produced FL DRIVER LICENSE as
identification.



Judith E. Robertson
Commission #DD220794
Expires: Jun 08, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

[Signature]
Notary
(Stamp/Seal)

Commission Expires:

WHEREAS, TASNIM UDDIN applied for the following:

EU-1 to RU-3M

SUBJECT PROPERTY: A portion of Lot 4 of KIRK ACREAGE, Plat book 47, Page 59, being more particularly described as follows:

Begin at the Northwest corner of said Lot 4; thence run N87°3' 28"E along the north line of said Lot 4 for a distance of 372.345' ; thence run S36°40' 41' W for a distance of 129.8' to a point on the south line of said Lot 4; thence run S87°3' 10"W along the south line of said Lot 4 for a distance of 289.285' ; thence run N3°6' 8"W along the west line of said Lot 4 for a distance of 100' to the Point of beginning.

LOCATION: East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida, and

WHEREAS, a public hearing of the Miami-Dade County Community Zoning Appeals Board 12 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and at which time the applicant proffered a Declaration of Restrictions which among other things provided:

- 1) That the Property will be developed for residential purposes to be conveyed initially as an ownership (not rental) community.
- 2) That a concrete block wall, a minimum of five (5) feet in height, with trees at a maximum spacing of 25 feet on center apart, of a type approved by Miami-Dade County with a minimum height of fourteen (14) feet at planting, will be placed along the north property line prior to the final zoning approval for the first residential unit on the Property.
- 3) That the Property will be developed with a maximum of eight (8) residential units.
- 4) That any building(s) on the Property will be no more than two (2) stories in height.
- 5) That any building(s) on the Property will be setback a minimum of 35 feet from the side (north) property line.
- 6) That the Owner will not remove the existing Royal Poinciana tree located along SW 89 Court near the northwest corner of the Property.
- 7) As a condition precedent to obtaining plat approval, the Owner shall submit a site plan to the Miami-Dade County Planning and Zoning Department. Said site plan is to assure logic, imagination, innovation and variety in the design process and insure the congruity of the proposed development and its compatibility with the

surrounding area. No request for plat shall be approved until the Owner obtains the approval of a site plan from the Planning and Zoning Department.

- 8) That the Owner will utilize graffiti-resistant materials and design in the required concrete wall along the north property line.
- 9) That the Owner will provide open space on any approved site plan in the east property area for the availability of all residents on the Property.

WHEREAS, this Board has been advised that the subject application has been reviewed for compliance with concurrency requirements for levels of services and, at this stage of the request, the same was found to comply with the requirements, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change to RU-3M would be compatible with the neighborhood and area concerned and would not be in conflict with the principle and intent of the plan for the development of Miami-Dade County, Florida, and should be approved, and that the proffered Declaration of Restrictions should be accepted, and

WHEREAS, a motion to accept the proffered Declaration of Restrictions and to approve the application was offered by Douglas Krueger, seconded by Millie Herrera, and upon a poll of the members present the vote was as follows:

Douglas Krueger	aye	Jose I. Valdes	nay
Millie Herrera	aye	Nelson Varona	aye
		Robert W. Wilcosky	aye
Peggy Brodeur			nay

NOW THEREFORE BE IT RESOLVED by the Miami-Dade County Community Zoning Appeals Board 12, that the requested district boundary change to RU-3M be and the same is hereby approved and said property is hereby zoned accordingly.

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Miami-Dade County, Florida, the County hereby accepts the proffered covenant and does exercise

its option to enforce the provided restrictions wherein the same are more restrictive than applicable zoning regulations.

BE IT FURTHER RESOLVED, notice is hereby given to the applicant that the request herein constitutes an initial development order and does not constitute a final development order and that one, or more, concurrency determinations will subsequently be required before development will be permitted.

The Director is hereby authorized to make the necessary changes and notations upon the maps and records of the Miami-Dade County Department of Planning and Zoning.

PASSED AND ADOPTED this 11th day of June, 2003.

Hearing No. 03-2-CZ12-1
ej

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Miami-Dade County Community Zoning Appeals Board CZAB# 12, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. CZAB12-22-03 adopted by said Community Zoning Appeals Board at its meeting held on the 11th day of June, 2003.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 1st day of July, 2003.



Earl Jones, Deputy Clerk (3230)
Miami-Dade County Department of Planning and Zoning

SEAL



TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin

East of 89 Ct & appox508'N of 72 St.
Miami-Dade County

APPLICANT

ADDRESS

09/11/2003

02-266

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

08/29/2003

Inspection conducted

08/29/2003

No current violations



MEMORANDUM

ITEM # 1
HEARINGS #02-266

TO: Diane O'Quinn Williams, Director
Department of Planning and Zoning
ATTN: Franklin Gutierrez, Agenda Coordinator

DATE: August 28, 2003

SUBJECT: Police Statistical Data for
Board of County
Commission Meeting on
September 11, 2003

FROM: 
Carlos Alvarez, Director
Miami-Dade Police Department

The following information is furnished pursuant to a request made by Mr. Franklin Gutierrez for various police statistics, i.e., calls-for-service (CFS) data and Part I & II crimes information for uniform and non-uniform police units for five locations. These locations are situated in the police grids listed below. Police grids are approximately one-half-mile by one-half-mile in diameter. Therefore, the information provided for the grids corresponding to the following locations may include information from other locations within the grid.

- Grid 2590 BCG Partners, LLC; Hearing (02-368)
Location: The southeast corner of SW 192 Avenue and SW 304 Street
- Grid 1712 Tasnim Uddin; Hearing (02-266)
Location: East of SW 89 Court and approximately 508' north of SW 72 Street (Sunset Drive).
- Grid 2438 Martina Borek, et al.; Hearing (03-18)
Location: Lying on the south side of SW 248 Street, lying east of canal C-102n and approximately 60' west of theoretical SW 121 Court (a/k/a: 12110 SW 248 Street).
- Grid 1832 Green Dadeland Hotel, LTD; Hearing (02-248).
Location: South of South Dadeland Boulevard and east of the Palmetto Expressway.
- Grid 2406 S/S Properties Group, LLC; Hearing (03-160).
Location: The east side of U.S. Highway 1 and south of theoretical SW 242 Street.

Five attachments represent the above five hearings; each has a grid-map cover sheet showing the locations with their respective grids highlighted. Data provided is for Calendar Year 2002 and January through July of 2003, and is inclusive of Unincorporated Miami-Dade County. CFS data and Part I & II crime information were extracted from the Crime Information Warehouse on August 20, 2003, and are subject to change due to cases being reconciled based on the most current information. CFS data includes police dispatch signals 13 through 55. Part I crimes include the crime categories of murder/non-negligent manslaughter, forcible sex offenses, robbery, aggravated assault/stalking, burglary, larceny/thefts, motor vehicle theft, and arson.

A summary of the information requested is shown below:

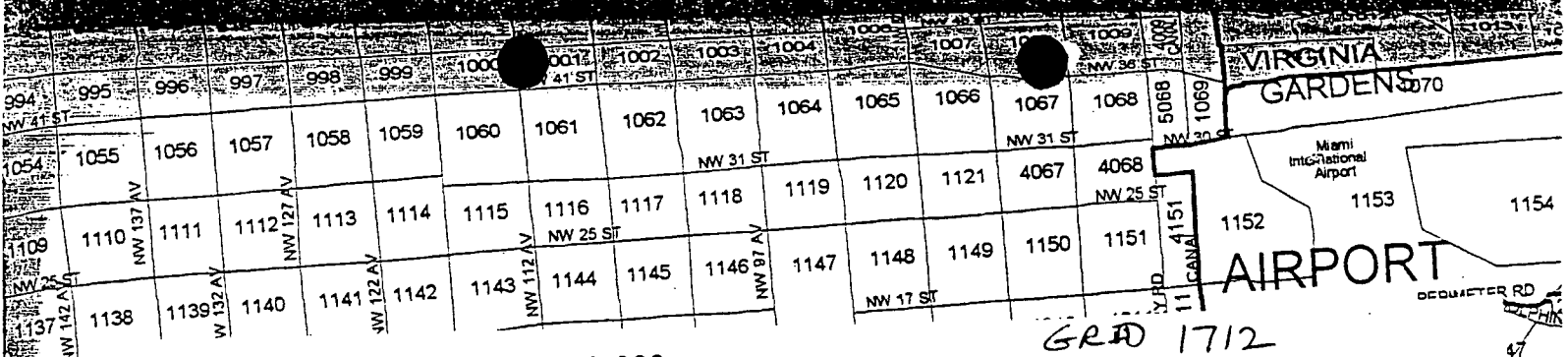
Grid Numbers	Hearing Numbers	Total Calls-For-Service		Total Part I & II Crimes	
		2002	2003 (Jan-Jul)	2002	2003 (Jan-Jul)
2590	02-368	422	225	32	31
1712	02-266	609	336	32	17
2438	03-18*	305	232	17	10
12110 SW 242 St.*		0*	0*		
1832	02-248	2613	1583	320	203
2406	03-160	374	169	41	34

*Note: Since Hearing 03-18 (Martina Borek, et al.) has an existing, complete address, specific CFS can be attributed to it as reflected above.

Should you require additional information or assistance, please contact Commander Veronica M. Salom, Budget and Planning Bureau, at 305-471-2520.

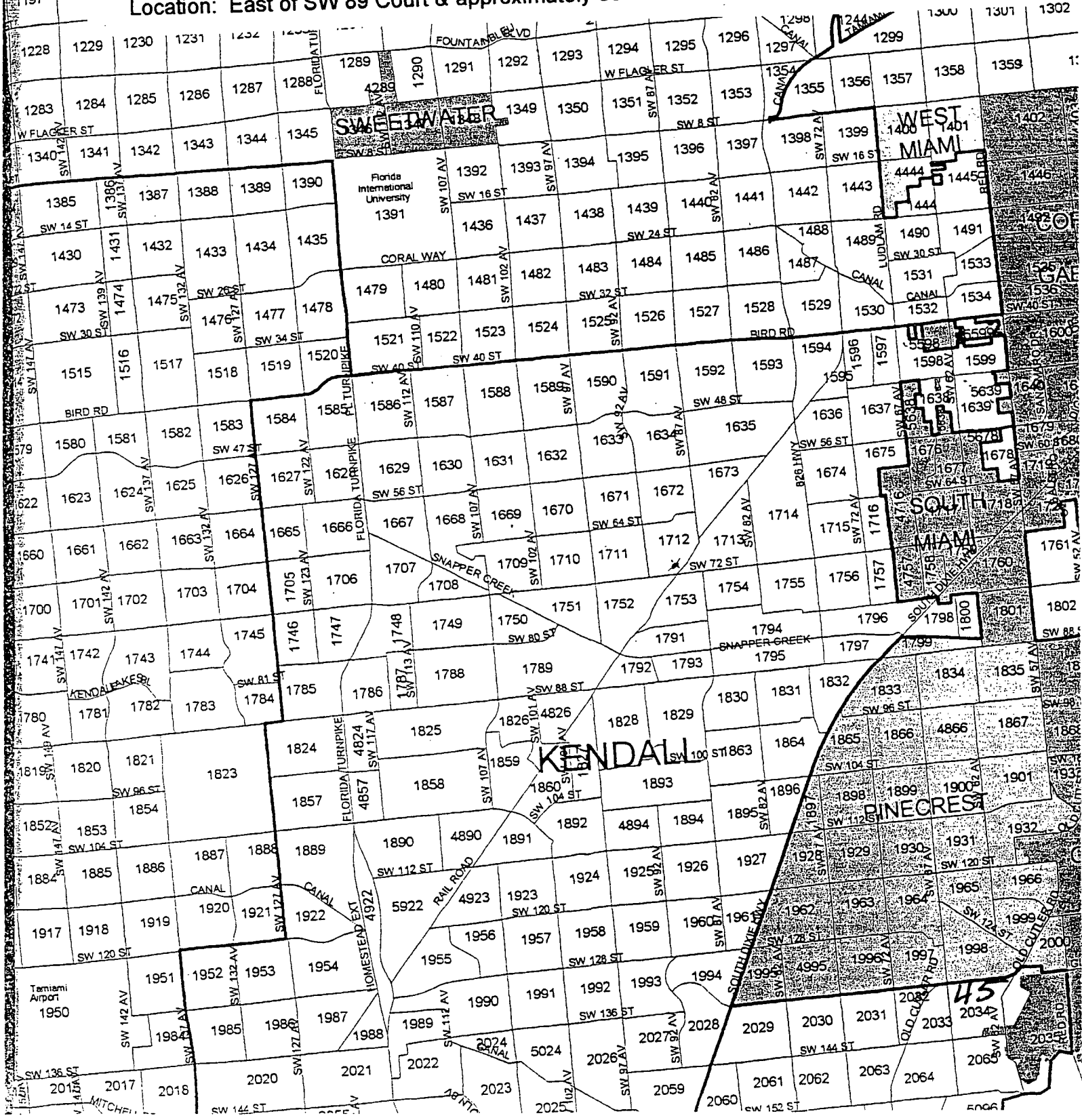
CA/go

Attachments (5)



Tasnim Uddin; Hearing # 02-266

Location: East of SW 89 Court & approximately 508' north of SW 72 Street (Sunset Drive).



Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	33
	14	CONDUCT INVESTIGATION	51
	15	MEET AN OFFICER	208
	16	D.U.I.	2
	17	TRAFFIC ACCIDENT	37
	18	HIT AND RUN	6
	19	TRAFFIC STOP	64
	20	TRAFFIC DETAIL	5
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	3
	25	BURGLAR ALARM RINGING	65
	26	BURGLARY	19
	27	LARCENY	5
	28	VANDALISM	5
	32	ASSAULT	10
	33	SEX OFFENSE	2
	34	DISTURBANCE	31
	36	MISSING PERSON	3
	37	SUSPICIOUS VEHICLE	10
	38	SUSPICIOUS PERSON	7
	39	PRISONER	4
	41	SICK OR INJURED PERSON	23

46

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2002-01-01 Thru 2002-12-31



Detail Filter: (Dis.Complaint Date >= "2002-01-01" and Dis.Complaint Date < "2003-01-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	43	BAKER ACT	2
	45	DEAD ON ARRIVAL	3
	49	FIRE	1
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	5
Total Signals for Grid 1712 :			609
Total Reported: 412			Total Not Reported: 197

Total for All Grids : 609

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712	13	SPECIAL INFORMATION/ASSIGNMENT	41
	14	CONDUCT INVESTIGATION	26
	15	MEET AN OFFICER	95
	16	D.U.I.	1
	17	TRAFFIC ACCIDENT	12
	18	HIT AND RUN	3
	19	TRAFFIC STOP	22
	20	TRAFFIC DETAIL	4
	21	LOST OR STOLEN TAG	2
	22	AUTO THEFT	2
	25	BURGLAR ALARM RINGING	34
	26	BURGLARY	9
	27	LARCENY	5
	28	VANDALISM	7
	29	ROBBERY	1
	32	ASSAULT	2
	34	DISTURBANCE	33
	37	SUSPICIOUS VEHICLE	7
	39	PRISONER	1
	41	SICK OR INJURED PERSON	18
	45	DEAD ON ARRIVAL	1
	48	EXPLOSION	1

Miami-Dade Police Department

Summarized Grid Information By Signal

For 2003-01-01 Thru 2003-07-31



Detail Filter: (Dis.Complaint Date >= "2003-01-01" and Dis.Complaint Date < "2003-08-01") and (Dis.Grid in ("1712")) and (Dis.Signal Code in ("13", "14", "15", "16", "17", "18", "19", "20", "21", "22", "23", "24", "25", "26", "27", "28", "29", "30", "31", "32", "33", "34", "35", "36", "37", "38", "39", "40", "41", "42", "43", "44", "45", "46", "47", "48", "49", "50", "51", "52", "53", "54", "55")) and (Dis.Primary Unit not contains '0000') and (Dis.Primary Unit not contains 'SB') and (Dis.Reporting Agency Code = substring ('030', 1, 3))

Miami-Dade Police Department

Crime Information Warehouse

Grid	Signal Code	Signal Description	Total
1712.	49	FIRE	2
	52	NARCOTICS INVESTIGATION	3
	54	FRAUD	4
Total Signals for Grid 1712 :			336
Total Reported: 238			Total Not Reported: 98

Total for All Grids : 336



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
130A - AGGRAVATED ASSAULT	1
2200 - BURGLARY	11
230F - SHOPLIFTING FROM A MOTOR VEHICLE	6
230G - SHOPLIFTING ALL OTHERS	8
2400 - MOTOR VEHICLE THEFT	2
Grid 1712 TOTAL	28
Total Part I :	28



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AO
For Specific Grids
From 2002-01-01 Thru 2002-12-31
YEAR: 2002

Crime Information Warehouse

Grid(s): 1712

PART II Crimes	Total Crimes
Grid 1712	
130B - SIMPLE ASSAULT	2
260B - FRAUD CREDIT CARD/ATM	2
Grid 1712 TOTAL	4
Total PART II :	4

Grand Total: 32

Detail Filter: Ol.Incident From Date Time >= "2002-01-01" and Ol.Incident From Date Time < "2003-01-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")

51



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AOA
For Specific Grids
From 2003-01-01 Thru 2003-07-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

Part I Crimes	Total Crimes
Grid 1712	
110C - FONDLING	1
2200 - BURGLARY	1
230F - SHOPLIFTING FROM A MOTOR VEHICLE	3
230G - SHOPLIFTING ALL OTHERS	6
Grid 1712 TOTAL	11
Total Part I :	11

52



Miami-Dade Police Department

MIAMI-DADE POLICE DEPARTMENT
Part I and Part II Crimes w/o AQ
For Specific Grids
From 2003-01-01 Thru 2003-07-31
YEAR: 2003

Crime Information Warehouse

Grid(s): 1712

PART II Crimes	Total Crimes
Grid 1712	
350A - NARCOTIC BUY/SELL/POSS/IMPORT/MANUF	3
260A - FRAUD CON/SWINDLE/FALSE PRET.	1
260D - IMPERSONATION	2
Grid 1712 TOTAL	6
Total PART II :	6

Grand Total: 17

Detail Filter: Ol.Incident From Date Time >= "2003-01-01" and Ol.Incident From Date Time < "2003-08-01" and Ol.Offense.Ucr Code in ('090A', '1200', '110A', '110B', '110C', '130A', '130D', '2200', '230A', '230B', '230C', '230D', '230E', '230F', '230G', '2400', '090C', '130B', '130E', '350A', '350B', '5100', '2700', '260A', '260B', '260D', '260E', '260F', '1000', '2000') and Ol.Reporting_Agency_Code = '030' and Ol.Aoa Agency Code = '000' and Ol.Clearance Type Description <> 'UNFOUNDED' and Ol.Report Written YN = 'Y' and Ol.Grid in ("1712")

53

RECEIVED
 202-266
 APR 03 2003

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a
 CORPORATION, list the principal stockholders and the percentage of stock owned by
 each. [Note: where the principal officers or stockholders consist of another
 corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall
 be required which discloses the identity of the individual(s) (natural persons) having the
 ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.
 CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Manuel Ramos, President
 Frank Aixala, Vice President
 Manuel Ramos, Jr., Secretary
 2750 SW 129 Avenue
 Miami, Florida 33175

33.3
33.3
33.3

If the property which is the subject of the application is owned or leased by a TRUSTEE,
 list the beneficiaries of the trust and the percentage of interest held by each. [Note:
 where the beneficiary/beneficiaries consist of corporation(s), another trust(s),
 partnership(s) or other similar entities, further disclosure shall be required which
 discloses the identity of the individual(s) (natural persons) having the ultimate ownership
 interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)

Frank Aixela

Sworn to and subscribed before me,

this 3 day of April, 2003.

(SEAL)

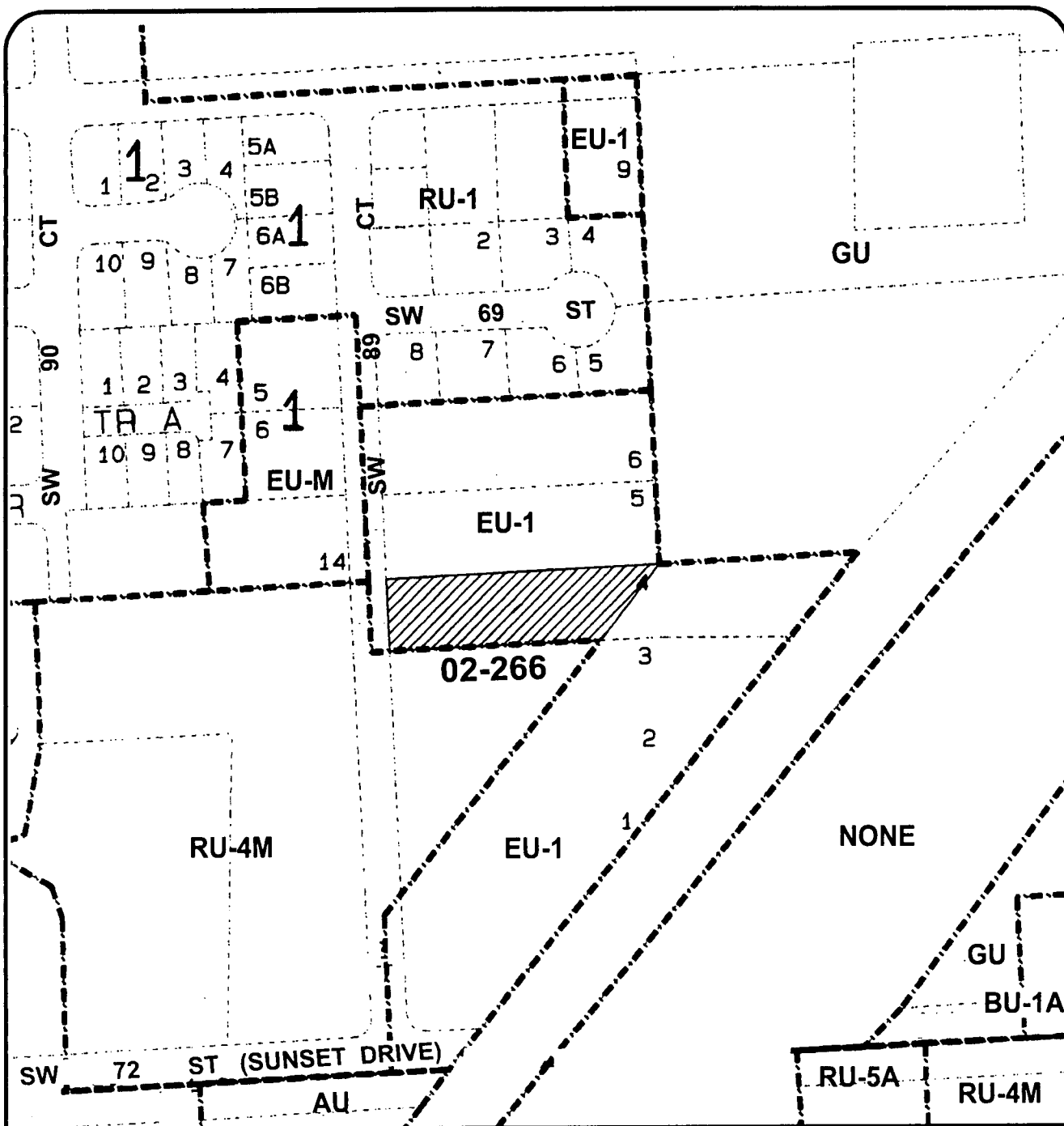
Obi Diaz

Notary Public, State of Florida at Large

My Commission Expires

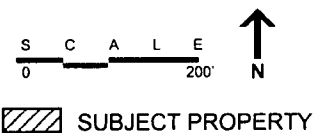


*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



**MIAMI-DADE COUNTY
HEARING MAP**

Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



A. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
Area 12/District 7
Hearing Date: 6/11/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin

East of 89 Ct & appox508'N of 72 St.
Miami-Dade County

APPLICANT

ADDRESS

06/11/20003

02-266

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

03/14/2003 Inspection conducted

03/14/2003 No current violations

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor

Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: April 8, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES _____

NO X

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

**Clara Jacobson, Manny Dipetra
Dan Brown, Vivian Leon
Tony Sherche, Jose Cruz**

Representative: Jerry Proctor
Rob Curtis

Objectors: Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: May 13, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: At Board's request for applicant to work with the neighbors.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera M	X		
Douglas Krueger	X		
Jose I. Valdes	X		
Nelson A. Varona S	X		
Robert W. Wilcosky			X
Peggy Brodeur,	X		

VOTE: 5 TO 0

EXHIBITS: YES X NO _____

County Attorney: Stephen Steglitz

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

**Clara Jacobson,
Manny Dietra, Vivian Leon**

Representative: Jerry Proctor

Objectors: Frank Carbala, Don Brown

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: May 13, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: June 11, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: The motion was to deny the application without prejudice, and the motion ended in a tied vote. The application was automatically deferred to the next scheduled hearing, and the Board, during this period of time, hopes to have an additional Board member (a seventh member) in place for the hearing in June.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera		X	
Douglas Krueger		X	
Jose I. Valdes	X		
Nelson A. Varona M		X	
Robert W. Wilcosky S	X		
Peggy Brodeur,	X		

VOTE: 3 TO 3

EXHIBITS: YES X NO _____

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40

DATE: June 11, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

This request will allow the applicant to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 0.76± Acre

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 dua
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; well field	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

This application was deferred from the meeting of May 13, 2003, due to a tie vote, from the meeting of April 8, 2003, to allow additional time for the applicant to meet with the neighbors, and from the meeting of February 18, 2003, in order to correct the legal advertisement and to allow time for the applicant to meet with the neighbors. No changes had been made to the application at the time of this writing. The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant limiting the development of the site to nine (9) townhouse units, requiring site plan approval through the Administrative Site Plan Review process, and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area.


The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be **consistent** with the CDMP. As previously mentioned, the applicant intends to proffer a covenant that will restrict the development of the site to the nine (9) units permitted by the CDMP and the proposed RU-3M zoning. Additionally, the proffered covenant will require enhanced landscaping between the site and the abutting existing single-family use to the north. The proffered covenant will also state that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be **compatible** with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/13/03
DATE TYPED: 01/27/03
DATE REVISED: 02/03/03, 02/12/03, 03/07/03, 03/18/03, 04/17/03, 05/08/03, 05/20/03,
06/03/03
DATE FINALIZED: 06/03/03
DO:QW:AJT:MTF:REM:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: January 17, 2003

SUBJECT: C-12 #Z2002000266-Revised
Tasnim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED
JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

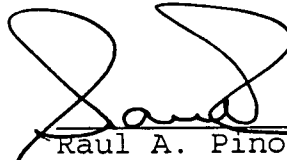
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

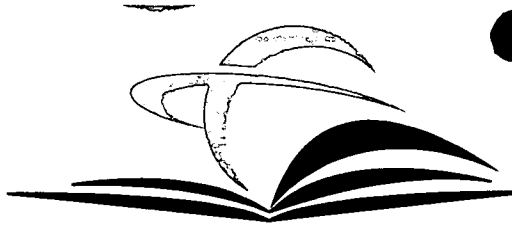
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.E.S.
FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director

Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair
Dr. Robert B. Ingram, Vice Chair
Agustin J. Barrera
Frank J. Bolaños
Frank J. Cobo
Perla Tabares Hantman
Betsy H. Kaplan
Dr. Marta Pérez
Dr. Solomon C. Stinson

April 1, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**

Merrett R. Stierheim

**Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers
April 1, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

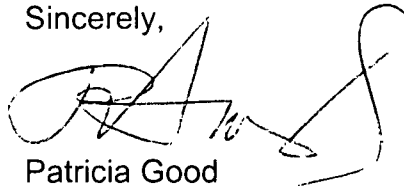
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1026
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zoning change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

**NUMBER OF
UNITS:** 8 additional units (1unit currently permitted under existing zoning
classification)

**ESTIMATED
STUDENT
POPULATION:** 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 605*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3779*	2227	170%/ 170%*	257	152%/ 152%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:

In each classroom, special computer labs and media center

Capital Improvements since 2000:

Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium

Recognition for Academic Achievement::

Five Star Award and "A" school past two years

Special Programs:

Before/After-School Care and Enrichment Classes

Lunch schedule:

Begins at 11:10 a.m.

Non-instructional space utilized for instructional purposes:

Auditorium and Storage Room

Teachers required to float/travel:

French and Spanish

Miami Killian Senior High:

Access to computers:

In each classroom, in special computer labs and in the Media Center

Capital Improvements since 2000:

None

Recognition for Academic Achievement::

None

Special Programs:

None

Lunch schedule:

Begins at 11:00 a.m.

Non-instructional space utilized for instructional purposes:

Cafeteria, Auditorium and 4 Offices

Teachers required to float/travel:

ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x \$ 13,185	= \$ 13,185
MIDDLE	1 x \$ 15,118	= \$ 15,118
SENIOR	1 x \$ 20,005	= \$ 20,005

Total Potential Capital Cost	\$ 48,308
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools / SR	Community Council/ Date	Approved/ Denial/ Comments
1	SOUTH MIAMI METRO RAIL STATION SITE	Property bounded by Sunset Dr., SW 59 St, SW 70 St and US-1	144 Units/ 23 Students	LUDLAM ELEM-12 S. MIAMI MID-6 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, & AND THOMAS W. WILLIAMSON	SEC of N. Kendall Dr. and Dadeland Blvd	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	8th SW 128 Ave and SW 132 Ave and then SW 211 St and SW 216 St	106 Units/ 64 Students	CARIBBEAN ELEM-50 MAYS MID-22 SOUTHDRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-375	7775 NW 8 St	448 Units/ 125 Students	SEMINOLE ELEM-68 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND NERCY BARROSO #01-033	S of SW 10 St and E of SW 157 Ave	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #01-356	NWC of SW 10 St and SW 152 Ave	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-058	SW 152 Ave. and SW 36 St	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/09/01	APPROVED
7	ZUMMA PROPERTIES #00-051	NW 127 Ln. and NW 7 St	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/08/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO F./MARIA M. DIAZ-CRUZ #00-231	SW 144 Ave. and theo. SW 28 St	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
12	HERMILIO CONCEPCION AND JULIAN MARINEZ #01-354	SWC of SW 23 St and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St and SW 149 Ave	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-185	NEC of SW 14 St and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St and SW 144 Ave	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-186	W of SW 147 Ave and SW 28 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV, INC. #02-043	NWC of SW 69 Ave. and SW 40 St	17 Units/ 3 Students	CORAL TERRACE ELEM-2 W MIAMI MID-1 S MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-387	S side of SW 8 St 8th SW 129 Ct and SW 132 Ave	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St and SW 146 Ave.	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St and SW 147 Ave	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED

20

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

22	LISARDO & GROSIA VEGA #00-285	SEC of SW 26 St and SW 140 Ave	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	BERGIO CONCEPCION #01-238	SEC of SW 14 St and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVEREZ #01-079	NEC OF SW 16 St. and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER #02-127	N of SW 9 Terr. And SW 143 Ave	10 Units/ 6 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
26	CASILLIAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED
27	CASILLIAN & ASSOCIATES, INC. #02-129	NEC of SW 147 Ave and SW 18 St	17 Units/ 9 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 10/8/02	APPROVED
28	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St and W of SW 147 Ave	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/8/02	APPROVED
30	ISIDRO G. DIAZ #01-289	S of NW 7 St. and E of NW 128 Pl.	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	2002 INVESTMENTS, INC. #02-065	SWC of SW 26 St and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWVC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave and SW 10 St	27 Units/ 15 Students	HURSTON ELEM-8 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-87 BRADDOCK SR-89	CC10 2/13/01	APPROVED 5.1 acres O/A opt to purch 11 ac
36	GONZALO SOLIS, ET AL #00-194	NEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,660 O/A
37	ALCO GROUP, INC. #00-396	S of SW 10 St and SW 156 Ave.	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
38	ALCO GROUP, INC. #00-397	SEC of SW 10 St and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/06/01	APPROVED
39	ALCO GROUP, INC. #00-399	N of SW 26 St and E of SW 157 Ave	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-104	SWC of SW 34 St and SW 147 Ave	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/06/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave and SW 16 St	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 3/06/2001	APPROVED
42	L&L FAMILY HOLDINGS, INC. #01-434	S of SW 26 St and W of SW 147 Ave	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISES, INC. #01-436	NEC of SW 26 St and SW 149 Ave	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St. and SW 156 Ave	27 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC. #00-415	SW 12 St. and SW 157 Ave	28 Units/ 15 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA #00-363	SW 147 Ave. and SW 14 St	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

48	HERMILO CONCEPCION #01-051	NWC of SW 144 Ave. and SW 17 St	21 Units/ 12 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO #00-381	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCOS #01-039	E of SW 149 Ave and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO #01-066	S of SW 12 St and E of SW 155 Ave	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. #01-030	SEC of SW 149 Ave. and their SW 34 St	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
52	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO #00-401	E of SW 147 Pl and S of SW 34 St	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
53	HERMILO CONCEPCION AND JULIAN MARINEZ #01-028	N of SW 14 St and E of SW 147 Ave	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. #00-389	E of SW 149 Ave. and SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
55	S&N INTERNATIONAL, INC. #01-021	W of SW 147 Ave and S of SW 30 St	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. #00-413	SW 18 St and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 O/A

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY 01-MARCH '03)

57	ANGEL PENA AND RAYSA NUNEZ #01-334	S of SW 28 St and W of SW 147 Ave	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/25/02	APPROVED
58	GUSTAVO & MANUEL MEJIDO/RAUL MOREJON #02-014	SWC of Sw 144 Ave. and SW 23 Ln	20 Units/ 11 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 8/25/02	APPROVED
59	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St and W of SW 147 Ave	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 8/25/02	APPROVED
60	VIRGILIO SANCHEZ #01-332	NWC of Sw 144 and SW 23 St	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/25/02	APPROVED
61	YENC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Ten.	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 8/25/02	APPROVED
62	HERMILO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St	26 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-9 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VPI CORP., INC. #02-105	W of NW 127 Ave and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
65	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 38 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURBERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 660' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ #01-083	W of SW 144 Ave and 825' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MUJARES #01-125	SW 15 St. and W of SW 154 Ave.	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 145 Ct. and SW 28 St	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 9/25/01	APPROVED
72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St and SW 157 Ave	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 9/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO #01-182	Theo. SW 155 Ave. and SW 20 St	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 9/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. #00-318	Stem Sw 10 St and Coral Way and W of SW 152 Ave	733 Units/ 361 Students	HALL & HURSTON ELEM-97/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 9/25/01	APPROVED \$295,400 O/A
75	CORAL WEST, LTD. #02-188	NWC of SW 147 Ave. and SW 26 St. (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave and S of SW 30 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave and N of SW 18 St	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-188	W of SW 147 Ave and SW 28 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

1	CROPSVILLE CORP. N.V. #97-389	SWC of SW 187 Ave. and N Kendall Dr	1007 Units/ 389 Students	EVE ELEM-210 HAMMOCKS MID-63 VARELA & SUNSET SR-85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 160 St	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/29/02	APPROVED
3	JOSE A. & ILEANA GARCIA #01-199	SEC of SW 52 St and SW 166 Ave.	15 Units/ 6 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEZA INVESTMENT CORP. #01-337	NW & SWC of SW 45 St and SW 184 Ave	140 Units/ 72 Students	ROBERTS ELEMID-39/17 BRADDOCK SR-16	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL #01-424	E of SW 187 Ave and S of SW 56 St	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 01/18/02	APPROVED
6	VICTOR & ELIAB SACA & HILDA BALLESTEROS #01-249	NEC of SW 54 St and SW 167 Ave	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave and S of SW 75 St	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK #01-383	7540 and 7575 SW 127 Aves	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED
9	GREENIE PARTNERS, LTD. #00-101	SWC of SW 122 Ave. and SW 120 St	486 Units/ 188 Students	DEVON AIRE ELEM-102 RICHMOND HGTS MID-45 KILLIAN SR-41	CC11 6/26/01	APPROVED \$130,000 OIA
10	FICODOM #00-173	NEC of SW 187 Ave. and N Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-69 VARELA & BRADDOCK SR-64	CC11 2/06/01	APPROVED \$158,782 OIA
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-66 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-238	W of SW 157 Ave. and N/S of SW 144 St	517 Units/ 259 Students	GORDON ELEM-140 RICHMOND HGTS MID-62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 6 acres OIA opt to purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 St and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-210	NWC of SW 162 Ave. and SW 62 St	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASCANA ENTERPRISE, INC. #02-165	NEC of SW 164 St and SW 154 Ave	12 Units/ 6 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JOAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-388	18005 SW 157 Ave	36 Units/ 18 Students	MIAMI HEIGHTS ELEM-10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-218	NEC of SW 187 Ave. and SW 56 St	15 Units/ 9 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-289	N of SW 56 St and W of SW 162 Ave	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL #02-147	E of SW 157 Ave and N of SW 184 St	18 Units/ 9 Students	MIAMI HEIGHTS ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 187 Ave and N of SW 45 St	64 Units/ 35 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	CC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 187 Ave and Sw 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #99-326 (#01-238)	SWC of SW 56 St and SW 162 Ave	53 Units/ 29 Students	ASHE ELEM-18 DOOLIN MID-7 VARELA & SUNSET SR-33	CC11 7/24/02 2/04/03	APPROVED REMANDED
24	LAUTARO DEVELOPMENT #02-210	NWC of SW 137 Ave. and SW 120 St	208 Units/ 121 Students	PEPPER ELEM-65 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. #02-344	E of SW 157 Ave. and S of SW 178 St	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

26	TAMAMI KENDALL INVESTMENTS, INC. #09-413	7441 SW 125 Ave	326 Units/ 190 Students	GLORIA FLOYD ELEM- 103 RICHMOND HGTS MID- 46 SUNSET SR-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK #01-110	S of SW 96 St and W of SW 107 Ct	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALMSIDE CORP. #02-096	9325 SW 128 St	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 St and SW 107 Ct	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/05/01	APPROVED
5	HARLON & ANN SACHS #02-140	9500 SW 68 St	3 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY A. DAVIS #01-108	S of SW 96 St and W of SW 107 Ave	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St	3 Units/ 1 Students	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #09-370	9390 SW 66 St	2 Units/ 1 Students	SNAPPER CREEK ELEM 1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
9	LUDLAM POINT CLUB, LLC #02-321	6601 SW 44 St	118 Units/ 17 Students	S. MIAMI ELEM-3 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Ave	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HNJ DEVELOPMENT, LLC #01-368	8820-90 SW 94 St	3 Units/ 1 Student	KENWOOD ELEMID-1/0 KILLIAN SR-0	CC12 11/26/02	DENIED
13	OTTO GONZALEZ JR. #01-364	8725 SW 97 Ave	1 Units/ 0 Students	SNAPPER CREEK ELEM 0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-376	7890 SW 72 Ave	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/26/02	DENIED
15	RAMON LAVIN #01-378	N of SW 80 St and approx. 152' W of SW 72 Ave	3 Units/ 1 Students	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are seven applications that are pending which would generate 187 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY 01-MARCH 03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
DR. BOWMAN FOSTER ASHE ELEM	1268	70	1338	1113	193	102%
CARIBBEAN ELEM	944	50	994	827	24	105%
CORAL TERRACE ELEM	598	2	800	451	105	108%
DEVON AIRE ELEM	635	102	937	896	23	102%
DOUGLAS ELEM	1092	9	1101	1143	0	96%
CHRISTINA M. EVE ELEM	756	343	1099	886	0	124%
GLORIA FLOYD ELEM	809	103	912	931	23	98%
JACK D. GORDON ELEM	1793	144	1937	1353	207	124%
GREENGLADE ELEM	829	149	778	457	23	182%
HALL ELEM	633	439	1072	839	23	124%
HURSTON ELEM	676	304	980	1005	0	98%
KENDALE ELEM	1103	4	1107	848	182	107%
KENWOOD ELEM	1019	27	1046	1053	23	97%
LEEWOOD ELEM	679	1	680	705	48	90%
LUDLAM ELEM	600	12	612	439	190	97%
MIAMI HEIGHTS ELEM	1297	24	1321	836	158	133%
CLAUDE PEPPER ELEM	1105	131	1236	877	115	125%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	92	101%
SEMINOLE ELEM	703	68	771	635	23	117%
S. MIAMI ELEM	571	9	580	280	149	135%
SNAPPER CREEK ELEM	611	2	613	492	0	125%
SUNSET PARK ELEM	630	3	633	799	23	101%
VINELAND ELEM	705	2	707	602	125	97%
WINSTON PARK ELEM	1022	5	1027	854	48	114%
ELEMENTARY TOTALS	21781	2091	23852	19802	1795	110%
ARVIDA MID	1905	61	1966	1036	184	161%
BELL MID	1713	123	1836	1194	176	134%
HOWARD A. DOOLIN MID	1997	89	2086	1210	90	160%
GLADES MID	1630	14	1644	845	178	161%
HAMMOCKS MID	2480	93	2573	1693	297	129%
MAYS MID	1095	22	1117	1023	45	105%
HOWARD D. McMILLAN MID	1731	2	1733	942	232	148%
PALMETTO MID	1868	1	1869	966	159	166%
REDLAND MID	1783	9	1772	1144	25	152%
RICHMOND HEIGHTS MID	1816	156	1772	1207	284	110%
JANE ROBERTS ELEMIDDLE	1483	39	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	90	148%
W MIAMI MID	1616	31	1647	1268	27	127%
WR THOMAS MID	1319	289	1608	1051	0	153%
MIDDLE TOTALS	23429	939	24368	15769	1677	138%
G. HOLMES BRADDOCK BR	4645	430	5075	3111	1044	122%
CORAL PARK BR	4394	27	4421	2184	1015	138%
MIAMI KILLIAN BR	3779	42	3821	2227	257	154%
MIAMI SOUTHRIDGE BR	4184	78	4262	2372	309	159%
MIAMI SUNSET BR	3586	142	3728	2680	978	102%
SOUTH DADE BR	2824	9	2833	1871	283	132%
S MIAMI BR	3026	20	3046	1818	281	145%
FELIX VARELA BR	4484	89	4553	3157	0	144%
SENIOR HIGH TOTALS	30802	837	31739	19420	4169	139%

TOTAL 76092 3867 79959 55101 7837 127%

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Miami-Dade County Public Schools Charter Schools

Existing Charter School

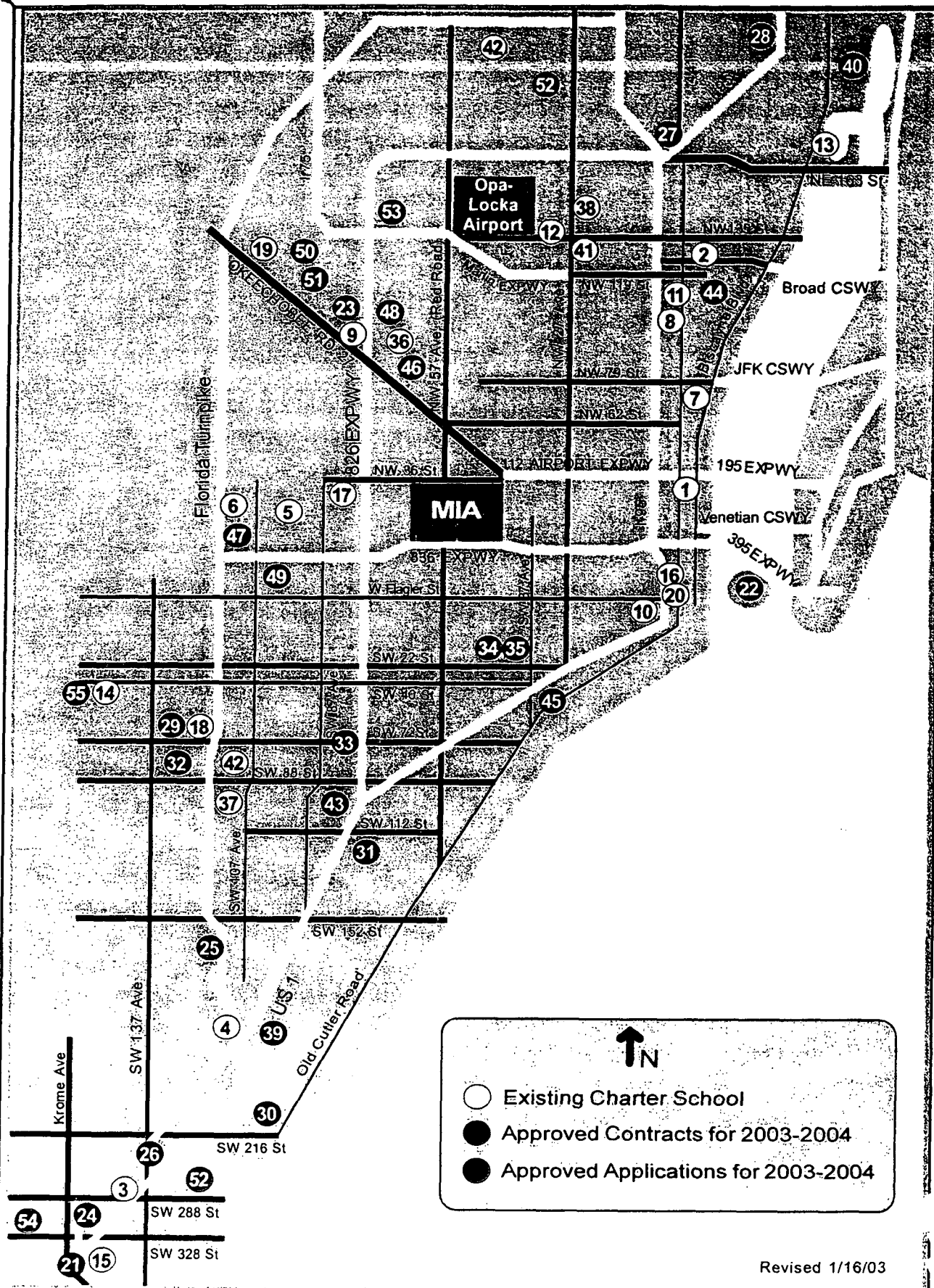
- ① ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ② ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miami, FL 33161
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- ⑤ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑥ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑦ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑧ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑨ Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33018
- ⑩ Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- ⑪ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑫ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ⑬ Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- ⑭ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ⑮ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ⑯ Rosa Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- ⑰ Ryder Elementary Charter School, 8360 NW 33 Street, Miami, FL 33122
- ⑱ Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
- ⑲ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018
- ⑳ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ㉑ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉒ Archimedeian Academy, 10870 SW 113 Place, Miami, FL 33176
- ㉓ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉔ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉕ Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Applications for 2003-2004

- ㉖ Stanley Axlrod Charter School, 7901 NW 103 Street, Miami, FL 33016
- ㉗ Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- ㉘ Chancellor Charter School at Coral Gables, Downtown Coral Gables
- ㉙ Coral Gables Community Charter School, Downtown Coral Gables
- ㉚ Miami Shores Senior (location to be determined)
- ㉛ Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- ㉜ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ㉝ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉞ Mater Academy South Charter School, Sweetwater area
- ㉟ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊱ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊲ School for Integrated Academics and Technologies (SiATech)
3050 NW 183 Street, Miami, FL 33056, and
12350 SW 285 Street, Homestead, FL 33033
- ㊳ West Hialeah Academy, Hialeah area
- ㊴ Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- ㊵ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
- Mater Springs Academy Elementary School (location to be determined)
- Mater Springs Academy Middle School (location to be determined)
- Nova Southeastern University Charter Academy of Excellence (location to be determined)
- Miami-Dade Charter Foundation (6 sites - locations to be determined)
- Somerset Academy (8 sites - locations to be determined)

Approved Contracts for 2003-2004

- ㉖ Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- ㉗ Miami Children's Museum Charter School, Watson Island, FL
- ㉘ Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- ㉙ Elizabeth du Fresnois Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- ㉚ Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
- ㉛ Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- ㉜ Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- ㉝ Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Miami, FL 33189
- ㉞ Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- ㉟ Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- ㊱ Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- ㊲ Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- ㊳ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ㊴ Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- ㊵ Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133



RECEIVED
202-266
APR 03 2003

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is owned or leased by a CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.
CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Manuel Ramos, President
Frank Aixala, Vice President
Manuel Ramos, Jr., Secretary
2750 SW 129 Avenue
Miami, Florida 33175

33.3

33.3

33.3

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest


Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)


Frank Aixela

Sworn to and subscribed before me,

this 3 day of April, 2003.

(SEAL)

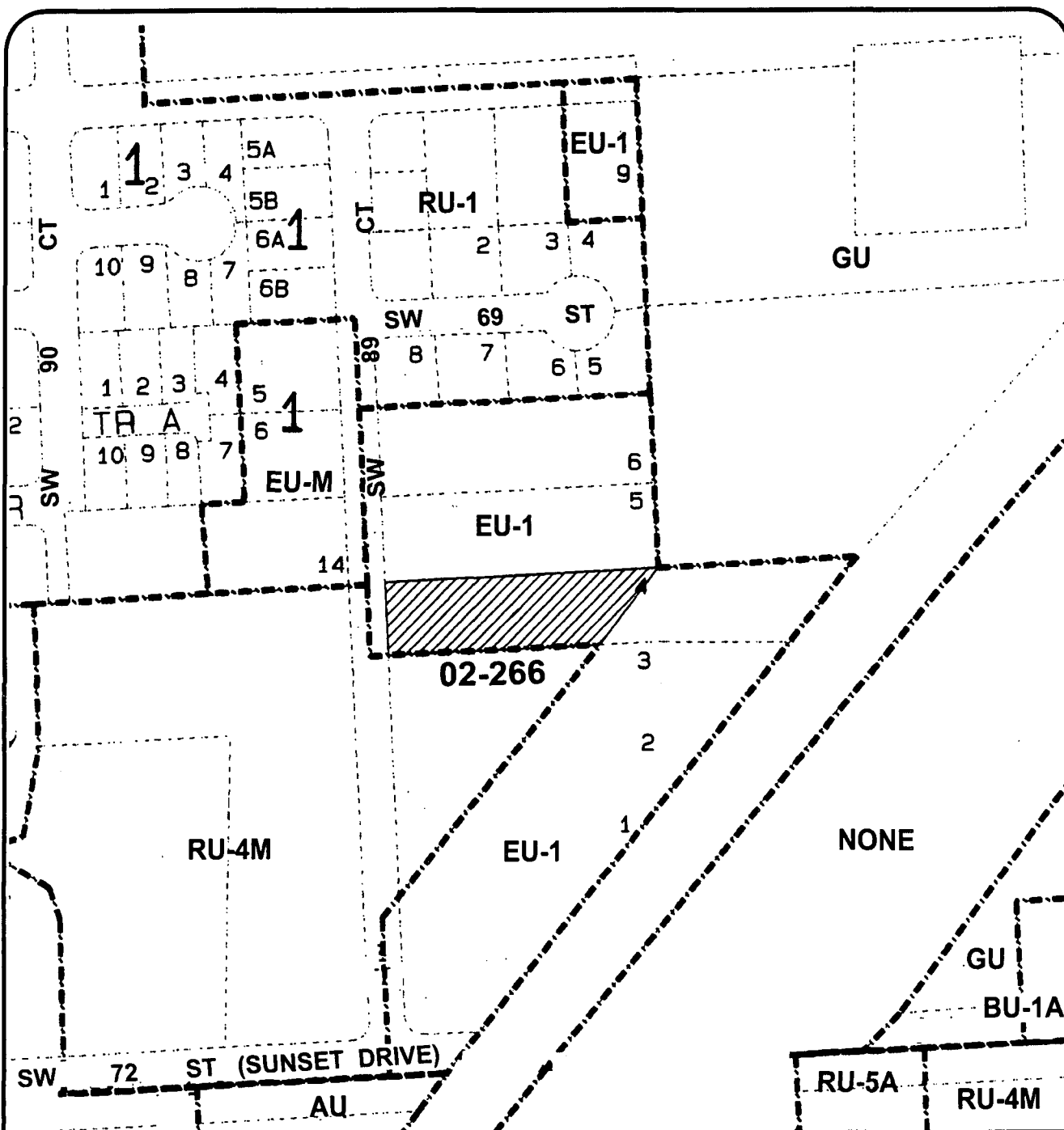


Notary Public, State of Florida at Large

My Commission Expires



*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



MIAMI-DADE COUNTY HEARING MAP

Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'

S C A L E
 0 200'



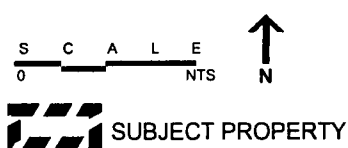
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS



A. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
Area 12/District 7
Hearing Date: 5/13/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin

East of 89 Ct & appox508'N of 72 St.
Miami-Dade County

APPLICANT

ADDRESS

05/13/2003

02-266

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

03/14/2003	Inspection conducted
03/14/2003	No current violations

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor

Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: April 8, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES _____

NO X

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

**Clara Jacobson, Manny Dipetra
Dan Brown, Vivian Leon
Tony Sherche, Jose Cruz**

Representative: Jerry Proctor
Rob Curtis

Objectors: Mike Goldberg

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: April 8, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: May 13, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: At Board's request for applicant to work with the neighbors.

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Millie Herrera M	X		
Douglas Krueger	X		
Jose I. Valdes	X		
Nelson A. Varona S	X		
Robert W. Wilcosky			X
Peggy Brodeur,	X		

VOTE: 5 TO 0

EXHIBITS: YES X NO _____

County Attorney: Stephen Stegiltz

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40

DATE: May 13, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

A. INTRODUCTION

o **REQUEST:**

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

This request will allow the applicant to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 0.76± Acre

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 du
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; well field	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on

the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

This application was deferred from the meeting of April 8, 2003, to allow additional time for the applicant to meet with the neighbors, and from the meeting of February 18, 2003, in order to correct the legal advertisement and to allow time for the applicant to meet with the neighbors. No changes had been made to the application at the time of this writing. The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant limiting the development of the site to nine (9) townhouse units, requiring site plan approval through the Administrative Site Plan Review process, and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area.

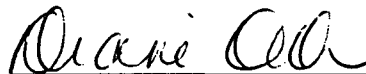
The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be **consistent** with the CDMP. As previously mentioned, the applicant intends to proffer a covenant that will restrict the development of the site to the nine (9) units permitted by the CDMP and the proposed RU-3M zoning. Additionally, the proffered covenant will require enhanced landscaping between the site and the abutting existing single-family use to the north. The proffered covenant will also state that approval of the plans for the development of the site will be sought through the Administrative Site Plan Review (ASPR) process prior to obtaining building permits. Said ASPR process will allow staff to review the plans to ensure compatibility and connectivity of the development of the site with the surrounding area, ensure the provision of adequate buffering and landscaping, and ensure that urban design principles are incorporated. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be **compatible** with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/13/03
DATE TYPED: 01/27/03
DATE REVISED: 02/03/03, 02/12/03, 03/07/03, 03/18/03, 04/17/03, 05/08/03
DATE FINALIZED: 05/08/03
DO'QW:AJT:MTF:REM:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: January 17, 2003

SUBJECT: C-12 #Z2002000266-Revised
Tasinim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED
JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

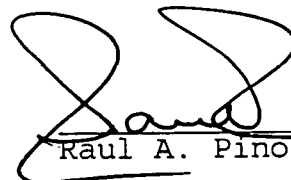
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.



Raul A. Pino, P.L.S.

FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Administrative Director

Ana Rijo-Conde, AICP

Miami-Dade County School Board

Dr. Michael M. Krop, Chair

Dr. Robert B. Ingram, Vice Chair

Agustin J. Barrera

Frank J. Bolaños

Frank J. Cobo

Perla Tabares Hantman

Betsy H. Kaplan

Dr. Marta Pérez

Dr. Solomon C. Stinson

April 1, 2003

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 N.W. 1 Street, Suite 1110
Miami, Florida 33128

**Superintendent
of Schools**

Merrett R. Stierheim

**Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street**

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH % utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that only two of the impacted school facilities meet the referenced review threshold. The proposed residential development will impact Glades Middle School and Miami Killian Senior High School currently operating at 160% and 152% of FISH % utilization, respectively (please see attached analysis). As such, it is our recommendation that dialogue among all affected parties take place as it relates specifically to public schools in the affected area that meet the review threshold.

Please note that the School District's current 5-year work plan does not include any relief schools in the area.

Ms. Ruth Ellis Myers
April 1, 2003
Page Two

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

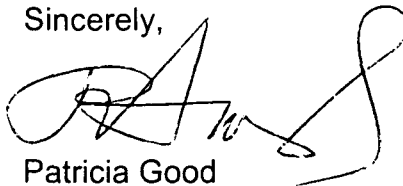
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 9-unit development is estimated to generate approximately \$22,032 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1026
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zoning change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

**NUMBER OF
UNITS:** 8 additional units (1unit currently permitted under existing zoning
classification)

**ESTIMATED
STUDENT
POPULATION:** 3 students*

ELEMENTARY: 1

MIDDLE: 1

SENIOR: 1

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior - 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Blue Lakes Elem.	603/ 605*	835	72%/ 72%*	38	69%/ 69%*
Glades Mid.	1630/ 1631*	845	193%/ 193%*	176	160%/ 160%*
Miami Killian Sr.	3779/ 3779*	2227	170%/ 170%*	257	152%/ 152%*

* includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements since 2000:	Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium
Recognition for Academic Achievement::	Five Star Award and "A" school past two years
Special Programs:	Before/After-School Care and Enrichment Classes
Lunch schedule:	Begins at 11:10 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium and Storage Room
Teachers required to float/travel:	French and Spanish

Miami Killian Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 2000:	None
Recognition for Academic Achievement::	None
Special Programs:	None
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria, Auditorium and 4 Offices
Teachers required to float/travel:	ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA (information as of March 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	1 x \$ 13,185 = \$ 13,185
MIDDLE	1 x \$ 15,118 = \$ 15,118
SENIOR	1 x \$ 20,005 = \$ 20,005

Total Potential Capital Cost	\$ 48,308
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY 01-MARCH 03)

	Applicant Name & Number	Location Address	Units/Students	School District	Community Council Date	Approved/ Denied/ Comments
1	SOUTH MIAMI METRO RAIL STATION SITE	Property bounded by Sunset Dr., SW 59 St, SW 70 St and US-1	144 Units/ 23 Students	LUDLAM ELEM-12 S. MIAMI MID-6 S. MIAMI SR-5	BCC	APPROVED
2	GEORGE E. WILLIAMSON, II AND THOMAS W. WILLIAMSON	SEC of N. Kendall Dr. and Dadeland Blvd	373 Units/ 78 Students	KENWOOD ELEM-27 GLADES MID-12 S. MIAMI SR-11	BCC 3/14/02	APPROVED \$123,240 O/A
3	CYRUS L. LAPLANT, TRUSTEE, ET AL #00-426	Bthn SW 128 Ave and SW 132 Ave, and bthn SW 211 St and SW 216 St	106 Units/ 64 Students	CARISBEAN ELEM-50 MAYS MID-22 SOUTHRIDGE SR-20	BCC 7/11/02	APPROVED
1	AMUSEMENT MANAGEMENT, INC. #00-376	7775 NW 8 St.	448 Units/ 125 Students	SEMINOLE ELEM-66 W MIAMI MID-30 CORAL PARK SR-27	CC10	APPROVED
2	ARNALDO AND MERCY BARROSO #01-035	S of SW 10 St and E of SW 157 Ave	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10	APPROVED
3	FERRO DEVELOPMENT LLC #01-355	NWC of SW 10 St and SW 152 Ave.	120 Units/ 55 Students	HURSTON ELEM-30 BELL MID-13 BRADDOCK SR-12	CC10 1/08/02	APPROVED
4	FRANCISCO LICEA, JUAN CARLOS LICEA & IDALYS LICEA #01-327	N of SW 20 St and W of SW 144 Ave.	22 Units/ 12 Students	HALL ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
5	GERARDO & REGINA LANES #01-331	S of SW 30 St and W of SW 147 Ave.	21 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/08/02	APPROVED
6	SOLOMAN PROPERTIES #00-658	SW 152 Ave. and SW 36 St.	26 Units/ 12 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-3	CC10 1/09/01	APPROVED
7	ZUMMA PROPERTIES #00-661	NW 127 Ln. and NW 7 St.	6 Units/ 3 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-0	CC10 1/09/01	APPROVED
8	BICHACHI CONTRACTOR, INC. #00-274	SW 148 Ave. and theo. SW 32 St.	20 Units/ 11 Students	GREENGLADE ELEM-6 WR THOMAS MID-3 BRADDOCK SR-2	CC10 1/23/01	APPROVED
9	CANDIDO F./MARIA M. DIAZ-CRUZ #00-251	SW 144 Ave. and theo. SW 28 St.	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
10	RAFAEL AND RODOLFO NOGUERA #00-272	SW 149 Ave. and theo. SW 34 St.	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 1/23/01	APPROVED
11	RAFAEL AND RODOLFO NOGUERA #00-273	SW 148 Ave. and theo. SW 32 St.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 1/23/01	APPROVED
12	HERMILO CONCEPCION AND JULIAN MARINEZ #01-384	SWC of SW 23 St and SW 144 Ave.	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 1/30/02	APPROVED
13	FELIX/ZILIA CORDERO #01-127	NEC of SW 29 St and SW 149 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
14	FRANCISCO MENDOZA & MABEL OLIVA #01-195	NEC of SW 14 St and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/04/01	APPROVED
15	GIL AT CORAL WAY #01-213	NWC of SW 30 St and SW 144 Ave	36 Units/ 20 Students	GREENGLADE ELEM-11 WR THOMAS MID-5 BRADDOCK SR-4	CC10 10/04/01	APPROVED
16	MIRIAM GOMEZ LEYVA #01-188	W of SW 147 Ave and SW 28 St.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/04/01	APPROVED
17	CENTURY IV, INC. #02-043	NWC of SW 69 Ave and SW 40 St	17 Units/ 3 Students	CORAL TERRACE ELEM 2 W MIAMI MID-1 S MIAMI SR-0	CC10 10/08/02	APPROVED
18	JOSE DE LA UZ #02-202	SW 147 Ave. and SW 20 St.	14 Units/ 8 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 10/08/02	APPROVED
19	UNIVERSITY TRAIL APARTMENTS, LLC #01-367	S side of SW 8 St Bthn SW 129 Ct and SW 132 Ave	20 Units/ 5 Students	HURSTON ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/08/02	APPROVED
20	CONCEPCION, LTD. #01-194	NEC of SW 11 St and SW 148 Ave	9 Units/ 5 Students	HURSTON ELEM-3 BELL MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
21	GERARDO HERNANDEZ #01-224	NEC of SW 30 St and SW 147 Ave	13 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/24/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY 01-MARCH 03)

22	LISARDO & ROSA VEGA #00-285	SEC of SW 26 St and SW 140 Ave	7 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 10/24/01	APPROVED
23	BERGIO CONCEPCION #01-238	SEC of SW 14 St and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
24	VALENTIN & EMILIO ALVAREZ #01-079	SEC OF SW 16 St and SW 155 Ave	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/24/01	APPROVED
25	ALICIA SCHWIEGER #02-127	N of SW 9 Terr And SW 143 Ave	10 Units/ 8 Students	HURSTON ELEM-3 BELL MID-2 BRADDOCK SR-1	CC10 10/6/02	APPROVED
26	CABILLAN & ASSOCIATES, INC. #02-128	SEC of SW 147 Ave. and SW 18 St	20 Units/ 11 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-2	CC10 10/6/02	APPROVED
27	CABILLAN & ASSOCIATES, INC. #02-129	SEC of SW 147 Ave. and SW 18 St	17 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 10/6/02	APPROVED
28	GIL AT CORAL WAY #02-146	E of SW 144 Ave. and SW 26 St	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/6/02	APPROVED
29	JOSE & MARIA CORTEGUERA #02-133	N of SW 26 St and W of SW 147 Ave	12 Units/ 7 Students	HALL ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 10/6/02	APPROVED
30	ISIDRO G. DIAZ #01-289	S of NW 7 St and E of NW 129 Pl	9 Units/ 4 Students	DOUGLAS ELEM-2 BELL MID-1 BRADDOCK SR-1	CC10 11/27/01	APPROVED
31	JOSE PEREZ CORDERA #01-328	SEC of SW 26 St and SW 144 Ave.	11 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 11/27/01	APPROVED
32	3002 INVESTMENTS, INC. #02-065	SWC of SW 26 St and SW 142 Ave.	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 12/10/02	APPROVED
33	FLORIDA POWER INVESTMENTS, INC. #01-306	NWC of SW 147 Ave. and SW 17 St	18 Units/ 10 Students	HALL ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 12/10/02	APPROVED
34	MANUEL LOPEZ, JR., ET AL #02-197	SWC of SW 154 Ave. and SW 10 St	27 Units/ 15 Students	HURSTON ELEM-6 BELL MID-4 BRADDOCK SR-3	CC10 12/10/02	APPROVED
35	CELOMADING, S.A. #99-221	SW 24 St. and SW 152 Ave.	795 Units/ 404 Students	HALL/HURSTON ELEM- 109/109 WR THOMAS MID-67 BRADDOCK SR-69	CC10 2/13/01	APPROVED 5.1- acres O/A opt to purch 11 ac
36	GONZALO SOLIS, ET AL #00-194	SEC of Coral Way and SW 157 Ave.	109 Units/ 60 Students	GREENGLADE ELEM-33 WR THOMAS MID-14 BRADDOCK SR-13	CC10 2/13/01	APPROVED \$84,660 O/A
37	ALCO GROUP, INC. #00-398	S of SW 10 St and SW 156 Ave	18 Units/ 10 Students	HURSTON ELEM-5 BELL MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
38	ALCO GROUP, INC. #00-397	SEC of SW 10 St and SW 157 Ave.	12 Units/ 7 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 3/06/01	APPROVED
39	ALCO GROUP, INC. #00-399	N of SW 26 St and E of SW 157 Ave	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 3/06/01	APPROVED
40	JOSE & MARIA CORTEGUERA #00-194	SWC of SW 34 St and SW 147 Ave	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 3/06/01	APPROVED
41	CASSANDRA MARROQUIN #00-400	E of SW 157 Ave and SW 16 St	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 3/06/2001	APPROVED
42	LAL FAMILY HOLDINGS, INC. #01-434	S of SW 26 St and W of SW 147 Ave	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
43	U.N.G. ENTERPRISES, INC. #01-436	SEC of SW 26 St and SW 149 Ave	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 3/12/02	APPROVED
44	ALCO GROUP, INC. #00-414	SW 10 St and SW 156 Ave	27 Units/ 15 Students	HALL ELEM-6 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
45	ALCO GROUP, INC. #00-418	SW 12 St and SW 157 Ave	28 Units/ 15 Students	HALL ELEM-6 WR THOMAS MID-4 BRADDOCK SR-3	CC10 3/13/01	APPROVED
46	CARLOS R. RUA #00-362	SW 147 Ave. and SW 14 St	12 Units/ 7 Students	HALL ELEM-4 BELL MID-2 BRADDOCK SR-1	CC10 4/11/01	APPROVED

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PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

48	HERMILO CONCEPCION 902-081	NWC of SW 144 Ave. and SW 17 St	21 Units/ 12 Students	HALL ELEM-6 BELL MID-3 BRADDOCK SR-3	CC10 4/23/02	APPROVED
49	ANGEL PENA AND FERNANDO DELGADO 900-381	NWC of SW 147 Ave. and SW 32 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
49	ANGEL PENA AND VERENA MARCOS 901-028	E of SW 148 Ave. and SW 36 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
50	AZALEA M. CHIRINO 901-086	S of SW 12 St and E of SW 155 Ave	17 Units/ 9 Students	HURSTON ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
51	CARAMBOLA INVESTMENTS CORP. 901-030	SEC of SW 149 Ave. and theor. SW 34 St	16 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
52	CARLOS RODRIGUEZ, RENE ESPINOSA AND CELESTINO CANO 900-481	E of SW 147 Pl and S of SW 34 St	17 Units/ 9 Students	GREENGLADE ELEM-5 WR THOMAS MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
53	HERMILO CONCEPCION AND JULIAN MARINEZ 901-025	N of SW 14 St and E of SW 147 Ave	16 Units/ 9 Students	HALL ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 5/22/01	APPROVED
54	NEFLER INVESTMENTS CORP. 900-389	E of SW 149 Ave. and SW 34 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 5/22/01	APPROVED
55	S&N INTERNATIONAL, INC. 901-021	W of SW 147 Ave. and S of SW 30 St	10 Units/ 6 Students	GREENGLADE ELEM-3 WR THOMAS MID-2 BRADDOCK SR-1	CC10 5/22/01	APPROVED
56	ALCO GROUP, INC. 900-413	SW 18 St and SW 157 Ave.	152 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 5/22/01	APPROVED \$120,000 OIA

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

57	ANGEL PENA AND RAYBA NUNEZ #01-334	S of SW 28 St and W of SW 147 Ave	24 Units/ 13 Students	GREENGLADE ELEM-7 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/25/02	APPROVED
58	GUSTAVO & MANUEL MEJIDOR/RAUL MOREJON #02-014	SWC of SW 144 Ave. and SW 23 Ln	20 Units/ 11 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-2	CC10 8/25/02	APPROVED
59	LUIS E. CARRAZANA, ET AL #02-117	S of SW 38 St and W of SW 147 Ave	13 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 8/25/02	APPROVED
60	VIRGILIO BANCHEZ #01-332	NWC of SW 144 and SW 23 St	25 Units/ 14 Students	HALL ELEM-8 WR THOMAS MID-3 BRADDOCK SR-3	CC10 8/25/02	APPROVED
61	YEMC CONSTRUCTION & DEVELOPMENT, INC. #02-107	NWC of SW 143 Ave. and SW 9 Terr	14 Units/ 8 Students	HURSTON ELEM-4 BELL MID-2 BRADDOCK SR-2	CC10 8/25/02	APPROVED
62	HERMILO CONCEPCION #02-118	SEC of SW 147 Ave. and SW 14 St	28 Units/ 14 Students	HALL ELEM-8 BELL MID-3 BRADDOCK SR-3	CC10 7/16/02	APPROVED
63	JUAN & IDALIA SUAREZ #01-373	SEC of SW 22 St and SW 147 Ave.	30 Units/ 17 Students	HALL ELEM-8 WR THOMAS MID-4 BRADDOCK SR-4	CC10 7/16/02	APPROVED
64	VIPI CORP., INC. #02-108	W of NW 127 Ave and NW 6 Ln.	18 Units/ 9 Students	DOUGLAS ELEM-5 BELL MID-2 BRADDOCK SR-2	CC10 7/16/02	APPROVED
65	ONDINA P. GOMAR #00-410	SW 148 Ave. and SW 38 St	9 Units/ 5 Students	GREENGLADE ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/17/01	APPROVED
66	ACOSTA BROTHERS NURSERY, INC. #01-043	S of Coral Way and 150' W of SW 144 Ave.	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	APPROVED
67	CRUZ AND MIRIAM ACOSTA #01-042	350' S of Coral Way and 305' W of SW 144 Ave.	12 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 7/24/01	APPROVED
68	DANIEL TACHER #01-044	W of SW 144 Ave. and 680' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
69	JOAQUIN A. SANCHEZ #01-053	W of SW 144 Ave and 625' S of Coral Way	14 Units/ 8 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-2	CC10 7/24/01	APPROVED
70	ANTHONY MUJARES #01-125	SW 15 St and W of SW 154 Ave	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 8/25/01	APPROVED
71	DOLORES P. GARCIA #01-111	SWC of SW 145 Cl and SW 28 St	13 Units/ 7 Students	GREENGLADE ELEM-4 WR THOMAS MID-2 BRADDOCK SR-1	CC10 8/25/01	APPROVED
72	F.P.G. WHOLESALE, INC. #01-193	NEC of SW 10 St and SW 157 Ave	94 Units/ 52 Students	HURSTON ELEM-28 BELL MID-13 BRADDOCK SR-11	CC10 8/25/01	APPROVED
73	GRACIELA AND EDMUNDO RESPETO #01-182	Theo. SW 155 Ave. and SW 20 St	18 Units/ 10 Students	HALL ELEM-5 WR THOMAS MID-3 BRADDOCK SR-2	CC10 8/25/01	APPROVED
74	DANKRO, INC. AND KRODAN, S.A. #00-316	Stem SW 10 St and Coral Way and W of SW 152 Ave.	733 Units/ 361 Students	HALL & HURSTON ELEM-87/98 BELL & WR THOMAS MID-43/44 BRADDOCK SR-79	CC10 8/25/01	APPROVED \$295,400 O/A
75	CORAL WEST, LTD. #02-186	NWC of SW 147 Ave. and SW 26 St (Coral Way)	154 Units/ 84 Students	HALL ELEM-45 WR THOMAS MID-20 BRADDOCK SR-19	CC10 2/19/03	APPROVED
76	S&N INTERNATIONAL, INC. #02-304	W of SW 147 Ave and S of SW 30 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
77	MARIO RODRIGUEZ #02-342	E of SW 147 Ave and N of SW 18 St	9 Units/ 5 Students	HALL ELEM-3 WR THOMAS MID-1 BRADDOCK SR-1	CC10 2/19/03	APPROVED
78	ERO ENTERPRISES, INC. #01-186	W of SW 147 Ave and SW 28 St	8 Units/ 4 Students	GREENGLADE ELEM-2 WR THOMAS MID-1 BRADDOCK SR-1	CC10 7/24/01	DENIED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

1	CROPEYVILLE CORP. N.V. #07-389	SWC of SW 167 Ave. and N Kendall Dr	1007 Units/ 388 Students	EVE ELEM-210 HAMMOCKS MID-63 VARELA & SUNSET SR-85	CC11 10/10/01	APPROVED
2	CUBAN AGRICOLA, INC. #01-068	14945 SW 180 St	4 Units/ 2 Students	GORDON ELEM-1 RICHMOND HGTS MID-1 SOUTHRIDGE SR-0	CC11 4/28/02	APPROVED
3	JOSE A. & ILEANA GARCIA #01-189	SEC of SW 52 St and SW 166 Ave.	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 11/01/01	APPROVED
4	LEIZA INVESTMENT CORP. #01-337	NW & SWC of SW 45 St and SW 184 Ave.	140 Units/ 72 Students	ROBERTS ELEMID-39/17 BRADDOCK SR-18	CC11 1/22/02	APPROVED
5	PROVINCIAL REALTY ASSOCIATES, INC., ET AL #01-424	E of SW 167 Ave and S of SW 56 St	100 Units/ 55 Students	ASHE ELEM-30 DOOLIN MID-13 VARELA & BRADDOCK SR-12	CC11 8/18/02	APPROVED
6	VICTOR & ELIAS SACA & HILDA BALLESTEROS #01-349	NEC of SW 54 St and SW 167 Ave.	39 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/01/02	APPROVED
7	DAVID G. & ESTHER C. WEBSTER #02-141	W of Sw 125 Ave. and S of SW 75 St	2 Units/ 1 Students	WINSTON PARK ELEM-1 MCMILLAN MID-0 SUNSET SR-0	CC11 9/24/02	APPROVED
8	TEMA BURK #01-363	7540 and 7575 SW 127 Ave.	7 Units/ 4 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-1	CC11 1/22/02	APPROVED
9	GREENIE PARTNERS, LTD. #00-101	SWC of SW 122 Ave. and SW 120 St	486 Units/ 186 Students	DEVON AIRE ELEM-102 RICHMOND HGTS MID-45 KILLIAN SR-41	CC11 8/28/01	APPROVED \$130,000 OIA
10	FICODOM #00-173	NEC of SW 167 Ave. and N Kendall Dr.	516 Units/ 246 Students	EVE ELEM-133 DOOLIN MID-59 VARELA & BRADDOCK SR-64	CC11 2/06/01	APPROVED \$158,782 OIA
11	LAUTARO DEVELOPMENT #01-058	11400 SW 137 Ave.	320 Units/ 122 Students	PEPPER ELEM-66 ARVIDA MID-29 SUNSET SR-27	CC11 7/26/01	APPROVED
12	MILON CORP., N.V. #00-338	W of SW 157 Ave. and N/S of SW 144 St	517 Units/ 259 Students	GORDON ELEM-140 RICHMOND HGTS MID-62 SOUTHRIDGE SR-57	CC11 10/10/01	APPROVED 6 acres OIA opt to purch 9 ac
13	RAFAEL E. PADIERNE #01-145	SWC of SW 174 St and SW 147 Ave.	2 Units/ 1 Students	MIAMI HEIGHTS ELEM-1 REDLAND MID-0 SOUTH DADE SR-0	CC11 12/13/01	APPROVED
14	KISHIN J. BALANI #00-310	NWC of SW 162 Ave. and SW 62 St	24 Units/ 13 Students	ASHE ELEM-7 DOOLIN MID-3 VARELA SR-3	CC11 9/24/02	APPROVED
15	CASCANA ENTERPRISE, INC. #02-165	NEC of SW 184 St and SW 154 Ave	12 Units/ 6 Students	GORDON ELEM-3 RICHMOND HGTS MID-2 SOUTHRIDGE SR-1	CC11 10/30/02	APPROVED
16	JCAN WANNER, KATE COUNTS, BEVERLY SIMMS & JOHN SIMMS, JR. #01-388	18005 SW 157 Ave	36 Units/ 16 Students	MIAMI HEIGHTS ELEM-10 REDLAND MID-4 SOUTH DADE SR-4	CC11 10/30/02	APPROVED
17	BGR DEVELOPMENT II, LLC #02-315	NEC of SW 167 Ave. and SW 56 St	15 Units/ 8 Students	ROBERTS ELEMID-4/2 BRADDOCK SR-2	CC11 10/30/02	APPROVED
18	HOMESTAR AT MILLER COVE, INC. #00-289	N of SW 56 St and W of SW 162 Ave	44 Units/ 21 Students	ROBERTS ELEMID-11/5 BRADDOCK SR-5	CC11 11/13/02	APPROVED
19	LAZARO DUARTE, ET AL #02-147	E of SW 157 Ave and N of SW 184 St	18 Units/ 9 Students	MIAMI HEIGHTS ELEM-5 REDLAND MID-2 SOUTH DADE SR-2	CC11 11/13/02	APPROVED
20	PENNY'S INVESTMENTS, CORP. #02-112	E of SW 167 Ave and N of SW 45 St	64 Units/ 35 Students	ROBERTS ELEMID-19/8 BRADDOCK SR-8	CC11 11/13/02	APPROVED
21	MLR DRIVE CO. #02-049	SEC of Sw 167 Ave and Sw 56 St	36 Units/ 31 Students	ASHE ELEM-17 DOOLIN MID-7 VARELA SR-7	CC11 1/7/03	APPROVED
22	ARMANDO H. COBO #02-142	7441 SW 125 Ave	5 Units/ 3 Students	WINSTON PARK ELEM-2 MCMILLAN MID-1 SUNSET SR-0	CC11 9/24/02	APPROVED
23	WILLIAM CALVERT, TRUSTEE #08-328 (#01-338)	SWC of SW 56 St and SW 162 Ave	53 Units/ 29 Students	ASHE ELEM-18 DOOLIN MID-7 VARELA & SUNSET SR-33	CC11 7/24/02 2/04/03	APPROVED REMANDED
24	LAUTARO DEVELOPMENT #02-310	NWC of SW 137 Ave. and SW 120 St	208 Units/ 121 Students	PEPPER ELEM-65 ARVIDA MID-29 SUNSET SR-27	CC11 2/4/03	APPROVED
25	JJMC VENTURES, INC. #02-344	E of SW 157 Ave and S of SW 178 St	24 Units/ 14 Students	MIAMI HEIGHTS ELEM-8 REDLAND MID-3 SOUTH DADE SR-3	CC11 3/04/03	APPROVED

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

26	TAMAMI KENDALL INVESTMENTS, INC. #09-413	7441 SW 125 Ave	328 Units/ 190 Students	GLORIA FLOYD ELEM-103 RICHMOND HGTS MID-46 SUNSET SR-42	CC11 4/1/03	APPROVED
1	ARLENE POLLOCK #01-110	S of SW 96 St and W of SW 107 Cl	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
2	CAULEY PALMSIDE CORP. #02-096	9325 SW 128 St	7 Units/ 3 Students	VINELAND ELEM-2 PALMETTO MID-1 KILLIAN SR-0	CC12 10/22/02	APPROVED
3	DAVID KING #01-109	SWC of SW 96 St and SW 107 Cl	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
4	GENERAL CONFERENCE CORP OF 7TH DAY ADVENTIST #00-440	8100 SW 117 Ave	10 Units/ 6 Students	SUNSET PARK ELEM-3 GLADES MID-2 KILLIAN SR-1	CC12 7/05/01	APPROVED
5	HARLOW & ANN SACHS #02-140	9500 SW 68 St	3 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 10/22/02	APPROVED
6	JAY A. DAVIS #01-108	S of SW 96 St and W of SW 107 Ave.	3 Units/ 2 Students	KENDALE ELEM-1 ARVIDA MID-1 KILLIAN SR-0	CC12 11/07/01	APPROVED
7	MARQUISE'S INVESTMENTS, LLC #00-176	9520 SW 92 St	3 Units/ 1 Student	KENDALE ELEM-1 GLADES MID-0 KILLIAN SR-0	CC12 9/20/2001	APPROVED
8	MARTA DE VARONA #00-370	9390 SW 66 St	2 Units/ 1 Student	SNAPPER CREEK ELEM-1 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 2/20/01	APPROVED
9	LUDLAM POINT CLUB, LLC #02-221	6801 SW 44 St	118 Units/ 17 Students	S. MIAMI ELEM-0 S. MIAMI MID-4 S. MIAMI SR-4	CC12 11/26/02	APPROVED
10	JORGE A. RODRIGUEZ #02-264	5810 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM-0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 11/26/02	APPROVED
11	HENRY FORERO #02-172	13010 SW 102 Ave.	4 Units/ 1 Student	LEEWOOD ELEM-1 PALMETTO MID-0 KILLIAN SR-0	CC12 11/26/02	APPROVED
12	HMJ DEVELOPMENT, LLC #01-388	8820-90 SW 94 St	3 Units/ 1 Student	KENWOOD ELEMID-1/0 KILLIAN SR-0	CC12 11/26/02	DENIED
13	OTTO GONZALEZ JR. #01-364	6725 SW 97 Ave.	1 Units/ 0 Students	SNAPPER CREEK ELEM-0 GLADES MID-0 SOUTHWEST MIAMI SR-	CC12 1/24/02	DENIED
14	EMILIA A. LAVIN #01-375	7890 SW 72 Ave.	4 Units/ 2 Students	LUDLAM ELEM-1 S. MIAMI MID-1 S. MIAMI SR-0	CC12 3/26/02	DENIED
15	RAMON LAVIN #01-376	N of SW 80 St and approx. 152' W of SW 72 Ave.	3 Units/ 1 Student	LUDLAM ELEM-1 S. MIAMI MID-0 S. MIAMI SR-0	CC12 3/26/02	DENIED

Note: There are seven applications that are pending which would generate 187 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC10, CC11 CC12 (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
DR. BOWMAN FOSTER ASHE ELEM	1268	70	1338	1113	193	102%
CARIBBEAN ELEM	944	50	984	927	24	105%
CORAL TERRACE ELEM	588	2	800	451	105	108%
DEVON AIRE ELEM	835	102	937	896	23	102%
DOUGLAS ELEM	1092	9	1101	1143	0	96%
CHRISTINA M. EVE ELEM	756	343	1099	886	0	124%
GLORIA FLOYD ELEM	809	103	912	931	23	98%
JACK D. GORDON ELEM	1793	144	1937	1353	207	124%
GREENGLADE ELEM	829	148	778	457	23	162%
HALL ELEM	833	439	1072	839	23	124%
HURSTON ELEM	876	304	980	1005	0	98%
KENDALE ELEM	1103	4	1107	848	182	107%
KENWOOD ELEM	1018	27	1046	1053	23	97%
LEEWOOD ELEM	879	1	880	705	48	90%
LUDLAM ELEM	800	12	812	439	190	97%
MIAMI HEIGHTS ELEM	1297	24	1321	836	158	133%
CLAUDE PEPPER ELEM	1105	131	1236	877	115	125%
JANE ROBERTS ELEMIDDLE	1483	88	1571	1471	92	101%
BEMNOLE ELEM	703	88	771	635	23	117%
S. MIAMI ELEM	571	9	580	280	149	135%
SNAPPER CREEK ELEM	811	2	813	482	0	125%
SUNSET PARK ELEM	830	3	833	799	23	101%
VINELAND ELEM	705	2	707	602	125	97%
WINSTON PARK ELEM	1022	5	1027	854	48	114%
ELEMENTARY TOTALS	21761	2091	23952	19892	3176	119%
ARVIDA MID	1905	81	1986	1036	184	181%
BELL MID	1713	123	1836	1194	176	134%
HOWARD A. DOOLIN MID	1997	89	2086	1210	90	160%
GLADES MID	1830	14	1844	845	178	161%
HAMMOCKS MID	2480	93	2573	1693	297	129%
MAYS MID	1085	22	1117	1023	45	105%
HOWARD D. McMILLAN MID	1731	2	1733	842	232	148%
PALMETTO MID	1868	1	1869	966	150	168%
REDLAND MID	1763	9	1772	1144	25	152%
RICHMOND HEIGHTS MID	1816	156	1772	1207	284	119%
JANE ROBERTS ELEMIDDLE	1483	39	1522	1471	92	97%
S. MIAMI MID	1213	10	1223	739	90	148%
W MIAMI MID	1816	31	1847	1268	27	127%
WR THOMAS MID	1310	289	1608	1051	0	153%
MIDDLE TOTALS	23429	636	24065	18780	1877	138%
G. HOLMES BRADDOCK SR	4845	430	5075	3111	1044	122%
CORAL PARK SR	4384	27	4421	2184	1015	138%
MIAMI KILLIAN SR	3779	42	3821	2227	257	154%
MIAMI BOUTHRIDGE SR	4184	78	4262	2372	309	159%
MIAMI SUNSET SR	3586	142	3728	2680	978	102%
BOUTH DADE SR	2824	9	2833	1871	283	132%
S MIAMI SR	3026	20	3046	1818	281	145%
FELIX VARELA SR	4484	89	4553	3157	0	144%
SENIOR HIGH TOTALS	30802	877	31738	19400	4188	138%
TOTAL	76092	3867	79959	55101	7837	127%

25

Miami-Dade County Public Schools Charter Schools

Existing Charter School

- ① ASPIRA Eugenio Maria de Hostos Youth Leadership, 3650 North Miami Avenue, Miami, FL 33127
- ② ASPIRA (North) Youth Leadership, 13300 Memorial Highway, North Miami, FL 33181
- ③ ASPIRA South Youth Leadership, 14112-14 SW 288 Street, Leisure City, FL 33033
- ④ Coral Reef Montessori Academy, 19000 SW 112 Avenue, Miami, FL 33157
- ⑤ Doral Academy, 2450 NW 97 Avenue, Miami, FL 33172
- ⑥ Doral Academy High School, 11100 NW 27 Street, Miami, FL 33172
- ⑦ Florida International Academy, 7630 Biscayne Boulevard, Miami, FL 33138
- ⑧ Liberty City Charter School, 8700 NW 5 Avenue, Miami, FL 33150
- ⑨ Mater Center School, Inc., 7700 NW 98 Street, Hialeah Gardens, FL 33016
- ⑩ Mater Academy East, 417 SW 4 Avenue, Miami, FL 33130
- ⑪ M/S Barry University Connected Learning Center, 11441 NW 2 Avenue, Miami Shores, FL 33168
- ⑫ North County Charter School, 3400 NW 135 Street, Miami, FL 33054
- ⑬ Northeast Academy, 1750 NE 168 Street, North Miami Beach, FL 33162
- ⑭ Pinecrest Preparatory Academy, 14301 SW 42 Street, Miami, FL 33175
- ⑮ Rosa Parks Charter School/Florida City, 713 West Palm Drive, Florida City, FL 33034
- ⑯ Rosa Parks Community School Overtown, 430 NW 9 Street, Miami, FL 33136
- ⑰ Ryder Elementary Charter School, 8380 NW 33 Street, Miami, FL 33122
- ⑱ Spiral Tech Elementary, 12400 SW 72 Street, Miami, FL 33183
- ⑲ Youth Co-Op, 12051 West Okeechobee Road, Hialeah Gardens, FL 33018
- ⑳ Downtown Miami Charter School, 305 NW 3 Avenue, Miami, FL 33128
- ㉑ Mater Academy Charter High School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉒ Archimedeian Academy, 10870 SW 113 Place, Miami, FL 33176
- ㉓ North Dade Community Charter School, 13850 NW 26 Avenue, Opa-Locka, FL 33054
- ㉔ Vankara Academy Charter School, 13307-11 Alexandria Drive, Opa-Locka, FL 33054
- ㉕ Sandor Wiener School of Opportunity, 20000 NW 47 Court, Opa-Locka, FL 33055 and 11025 SW 84 Street, Miami, FL 33173

Approved Applications for 2003-2004

- ㉖ Stanley Axirod Charter School, 7901 NW 103 Street, Miami, FL 33018
- ㉗ Paul Cejas Charter School, 17801 NW 2 Avenue or NW 175 Street and NW 7 Avenue, Miami, FL
- ㉘ Chancellor Charter School at Coral Gables, Downtown Coral Gables
- ㉙ Coral Gables Community Charter School, Downtown Coral Gables
- ㉚ Miami Shores Senior (location to be determined)
- ㉛ Children First Charter School, 590 W 20 Street, Hialeah, FL 33010
- ㉜ Doral Academy Charter Middle School, 2601 NW 112 Avenue, Miami, FL 33172
- ㉝ Mater Academy Charter Middle School, 7901 NW 103 Street, Hialeah Gardens, FL 33016
- ㉞ Mater Academy South Charter School, Sweetwater area
- ㉟ Mater Gardens Academy Elementary School, Hialeah Gardens area
- ㊱ Mater Gardens Academy Middle School, Hialeah Gardens area
- ㊲ School for Integrated Academics and Technologies (SIATech)
3050 NW 183 Street, Miami, FL 33056, and
12350 SW 285 Street, Homestead, FL 33033
- ㊳ West Hialeah Academy, Hialeah area
- ㊴ Balere Language Academy, 20130 SW 304 Street, Homestead, FL 33030
- ㊵ Pinecrest Preparatory Academy Charter Middle School, 14301 SW 42 Street, Miami, FL 33175
Mater Springs Academy Elementary School (location to be determined)
Mater Springs Academy Middle School (location to be determined)
Nova Southeastern University Charter Academy of Excellence (location to be determined)
Miami-Dade Charter Foundation (6 sites - locations to be determined)
Somerset Academy (8 sites - locations to be determined)

Approved Contracts for 2003-2004

- ㉖ Keys Gate Charter School, SW 152 Avenue and SE 24 Street, Homestead, FL 33030
- ㉗ Miami Children's Museum Charter School, Watson Island, FL
- ㉘ Bayard Rustin Charter School, SW 312 Street, east of SW 167 Avenue, Miami, FL 33033
- ㉙ Elizabeth du Fresnois Charter School, SW 117 Avenue, north of SW 164 Terrace, Miami, FL 33157
- ㉚ Tobias Simon Charter School, 24400 SW 137 Avenue, Miami, FL 33032
- ㉛ Janet Dean Charter School, north of Ives Dairy Road, between NE 10 and 12 Avenue, Miami, FL 33179
- ㉜ Yaro Sojka Charter School, SW 127 Avenue and 72 Street, Miami, FL 33183
- ㉝ Albert Shanker Charter School, SE corner of Quail Roost Drive and Florida Turnpike, Miami, FL 33189
- ㉞ Yvonne Perez Charter School, SW 112 Street and US 1, Miami, FL 33156
- ㉟ Excelsior Academy, SW 127 Avenue & Sunset Drive, Miami, FL 33183
- ㊱ Sunset Heights Charter School, SW 84 Avenue & Sunset Drive, Miami, FL 33143
- ㊲ Sweet Home Charter School, SW 184 Street and 107 Avenue, Miami, FL 33157
- ㊳ Aventura Charter Elementary School, 3333 NE 188 Street, Miami, FL 33180
- ㊴ Somerset Academy, 11101 SW 80 Avenue, Miami, FL 33156
- ㊵ Gibson Charter School, 3629 Grand Avenue, Miami, FL 33133

RECEIVED
202-266
APR 03 2003

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is ~~owned or leased by a~~ CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.
CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Manuel Ramos, President
Frank Aixala, Vice President
Manuel Ramos, Jr., Secretary
2750 SW 129 Avenue
Miami, Florida 33175

33.3

33.3

33.3

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)


Frank Aixela

Sworn to and subscribed before me,

this 3 day of April, 2003.

(SEAL)



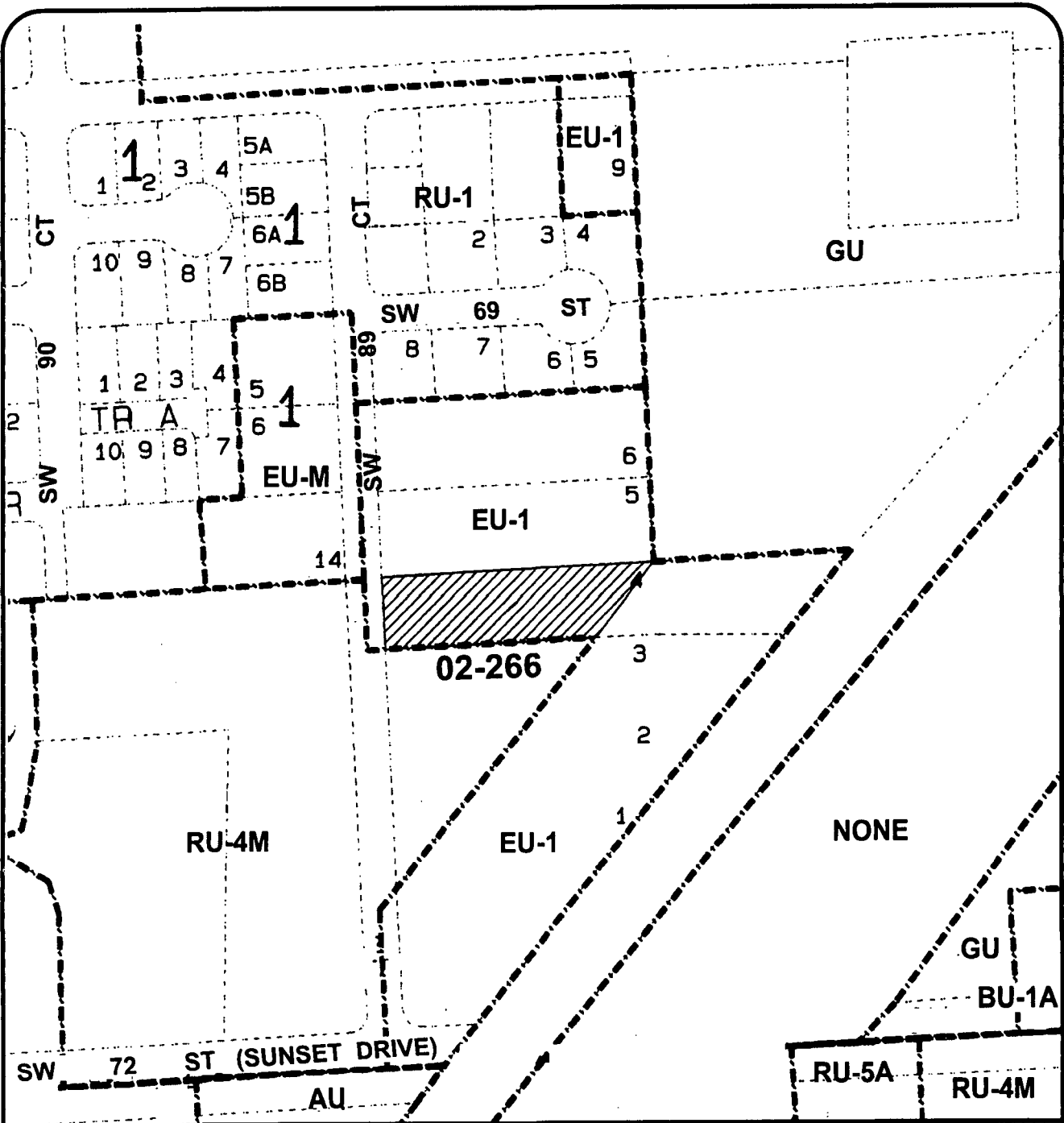
Notary Public, State of Florida at Large

My Commission Expires



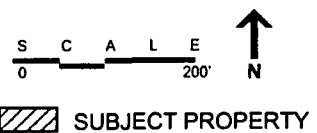
*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.

30



MIAMI-DADE COUNTY HEARING MAP

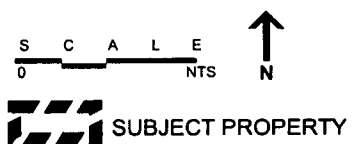
Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'





MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS



A. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
Area 12/District 7
Hearing Date: 4/8/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
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NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

TEAM METRO UNIVERSITY OFFICE

ENFORCEMENT HISTORY

Tasnim Uddin

East of 89 Ct & approx 508' N of 72 St.
Miami-Dade County

APPLICANT

ADDRESS

04/08/2003

02-266

DATE

HEARING NUMBER

CURRENT ENFORCEMENT HISTORY:

03/14/2003

Inspection conducted

03/14/2003

No current violations

**MIAMI-DADE COUNTY
COMMUNITY ZONING APPEALS BOARD - AREA 12
MOTION SLIP**

Applicant Name: TASNIM UDDIN

Representative: Jerry Proctor

Objectors: Clara Jacobson

Hearing No. 03-2-CZ12-1 (02-266)

Hearing Date: February 18, 2003

Resolution No. CZAB12-____-03

Motion:

Per Department _____

Standard Conditions: _____

Per DIC _____

Deferred to: April 8, 2003

Approved as Requested _____

Withdrawal _____

Denied Without Prejudice _____

Denied With Prejudice _____

Other: To correct an error in the legal and to work with the neighbors

Revised plans accepted? YES _____

Covenant accepted? YES _____

	Yes	No	Absent
Douglas Kruger	X		
Jose I. Valdes		X	
Nelson A. Varona	X		
Robert W. Wilcosky	X		
Peggy Brodeur,		X	

VOTE: 3 TO 2

EXHIBITS: YES _____

NO X

County Attorney: Thomas Robertson

**MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO COMMUNITY COUNCIL No. 12**

APPLICANT: Tasnim Uddin

PH: Z02-266 (03-2-CZ12-1)

SECTION: 28-54-40

DATE: April 8, 2003

COMMISSION DISTRICT: 7

ITEM NO.: A

=====

A. INTRODUCTION

o **REQUEST:**

EU-1 to RU-3M

o **SUMMARY OF REQUEST:**

This request will allow the applicant to change the zoning on the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District.

o **LOCATION:**

East of S.W. 89 Court & approximately 508' north of S.W. 72 Street (Sunset Drive), Miami-Dade County, Florida.

o **SIZE:** 0.76± Acre

o **IMPACT:**

The rezoning of the property would allow the applicant to provide additional housing for the community. However, the rezoning will add to the population in the area, will impact water and sewer services, and will increase traffic into the area.

B. ZONING HEARINGS HISTORY: None.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2005 and 2015 Land Use Plan designates the subject property as being within the Urban Development Boundary for **office/residential**.
2. Residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway (Land Use Element, page I-36 & 37).

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 du
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; well field	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:	
Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

This application was deferred from the meeting of February 18, 2003, in order to correct the legal advertisement and to allow time for the applicant to meet with the neighbors. The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant indicating the development of the site with non-rental units, limiting the density on the site to ten (10) townhouse units with the intended purchase and application of one (1) SUR (Severable Use Right), requiring site plan approval through the Administrative Site Plan Review process, and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (DERM) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12**

PM daily peak hour vehicle trips, the addition of which will not exceed the current Levels of Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area.


The subject property is a vacant 0.76±-acre parcel, zoned EU-1, Single-Family One Acre Estate District. The LUP map designates this property for office/residential use. The CDMP states that residential uses are also allowed in the Office/Residential category. In these locations, residential density may be approved up to one density category higher than that allowed in the adjoining or adjacent residentially designated area on the same side of the abutting principal roadway, or up to the density of existing adjoining or adjacent residential development, or zoning if the adjacent or adjoining land is undeveloped whichever is higher. If there is no adjacent or adjoining residential development existing, zoned or designated on the same side of the abutting principal roadway, then the allowable maximum residential density shall be based on that which exists or which the plan allows across the roadway. Staff notes that the adjoining property to the north of the subject property is designated for low-density residential use at 2.5 to 6.0 dwelling units per acre (dua), thereby allowing the residential density on the site to be approved at one density category higher to low-medium density at 5 to 13 dua. The CDMP would then permit a maximum of nine (9) units on this site. Staff notes that the proposed RU-3M zoning, at a density of 12.9 dua, would also permit a maximum of nine (9) units on this 0.76±-acre site, that would be **consistent** with the CDMP. As previously mentioned, the applicant intends to purchase one (1) SUR to be allowed a maximum of ten (10) townhouse units on the site and will proffer a covenant restricting the development of the site to same. Said covenant will also restrict the development of the site to non-rental units, require site plan approval through the ASPR process and require enhanced landscaping between the site and the abutting existing single-family use to the north. Staff is of the opinion that this application would provide a transition from the low-density residential use to the north consisting of EU-M and EU-1 zoned properties, and the medium-density, RU-4M zoned properties to the south, and would be **compatible** with the surrounding area. Therefore, staff recommends approval of this application subject to the Board's acceptance of the proffered covenant.

I. RECOMMENDATION:

Approval, subject to the Board's acceptance of the proffered covenant.

J. CONDITIONS: None.

DATE INSPECTED: 01/13/03
DATE TYPED: 01/27/03
DATE REVISED: 02/03/03, 02/12/03, 03/07/03, 03/18/03
DATE FINALIZED: 03/18/03
DO'QW:AJT:MTF:REM:TLR


Diane O'Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: January 17, 2003

SUBJECT: C-12 #Z2002000266-Revised
Tasimim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED
JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

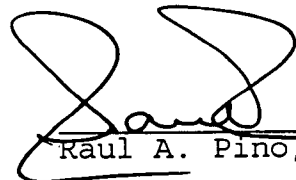
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

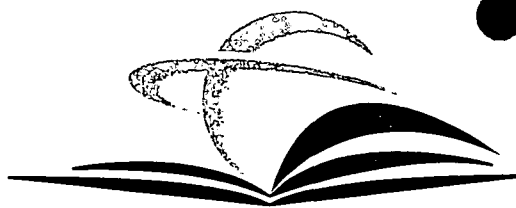
The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino, P.L.S.

FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Miami-Dade County School Board

Dr. Michael M. Krop, Chair

Dr. Robert B. Ingram, Vice Chair

Agustin J. Barrera

Frank J. Bolaños

Frank J. Cobo

Perla Tabares Hantman

Betsy H. Kaplan

Dr. Marta Pérez

Dr. Solomon C. Stinson

January 30, 2003

**Superintendent
of Schools**

Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street**

Dear Ms. Myers:

Attached please find an analysis from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Blue Lake Elementary, Glades Middle and Miami Killian Senior High.

The impacted middle and senior high schools are over capacity, based on the data provided by the Office of Information Technology. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

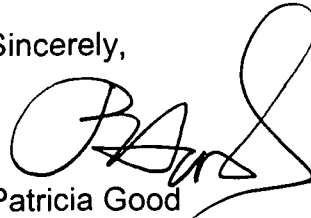
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FEB 07 2003

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
January 30, 2003
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', with a large, stylized loop at the end.

Patricia Good
Coordinator III

PG:am
L-816
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zone change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

UNITS: 8 additional units (1 unit currently permitted under existing zoning classification)

**ESTIMATED
STUDENT
POPULATION:** 3 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior- 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Blue Lakes Elem.	603	835	72%	38
Glades Mid.	1630	845	193%	176
Miami Killian Sr.	3779	2227	170%	257

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements since 2000:	Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium
Recognition for Academic Achievement::	Five Star Award and "A" school past two years
Special Programs:	Before/After-School Care and Enrichment Classes
Lunch schedule:	Begins at 11:10 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium and Storage Room
Teachers required to float/travel:	French and Spanish

Miami Killian Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 2000:	None
Recognition for Academic Achievement::	None
Special Programs:	None
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria, Auditorium and 4 Offices
Teachers required to float/travel:	ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,063	=	\$ 26,126
MIDDLE	1 x	\$ 14,978	=	\$ 14,978
Total Potential Capital Cost				\$ 41,104

* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.

RECEIVED
202-266
APR 03 2003

DISCLOSURE OF INTEREST*

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

If the property which is the subject of the application is ~~owned or leased by a~~ CORPORATION, list the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

RAMIX CONSTRUCTION CO.
CORPORATION NAME

NAME, ADDRESS AND OFFICE

Percentage of Stock

Manuel Ramos, President
Frank Aixala, Vice President
Manuel Ramos, Jr., Secretary
2750 SW 129 Avenue
Miami, Florida 33175

33.3

33.3

33.3

If the property which is the subject of the application is owned or leased by a TRUSTEE, list the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUST NAME

NAME AND ADDRESS

Percentage of Interest

If the property which is the subject of the application is owned or leased by a PARTNERSHIP or LIMITED PARTNERSHIP, list the principals of the partnership, including general and limited partners. [Note: where the partner(s) consist of another partnership(s), corporation(s), trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME

NAME AND ADDRESS

Percentage of Ownership

If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME

NAME, ADDRESS AND OFFICE (if applicable)

Percentage of Interest


Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature:
(Applicant)


Frank Aixela

Sworn to and subscribed before me,

this 3 day of April, 2003.

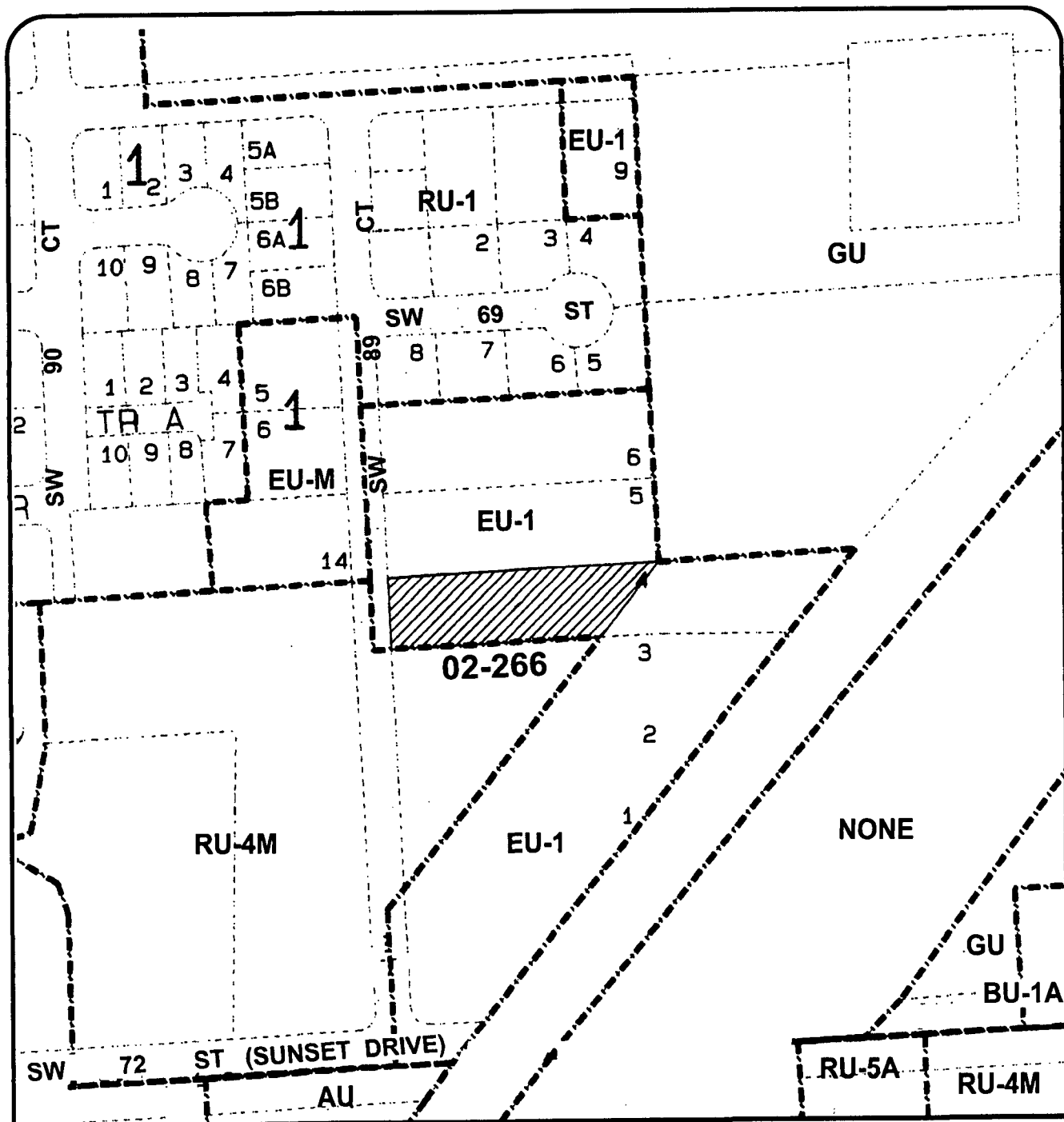
(SEAL)


Notary Public, State of Florida at Large

My Commission Expires

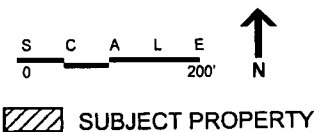


*Disclosure shall not be required of any entity, the equity interests in which are regularly traded on an established securities market in the United States or any other country; or of any entity, the ownership interests of which are held in a limited partnership consisting of more than 5,000 separate interests and where no person or entity holds more than a total of 5% of the ownership interest in the limited partnership.



MIAMI-DADE COUNTY HEARING MAP

Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'



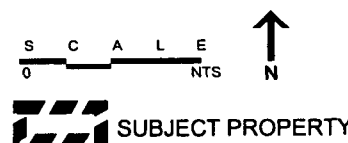
 SUBJECT PROPERTY





MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS



SUBJECT PROPERTY



1. TASNIM UDDIN
(Applicant)

03-2-CZ12-1 (02-266)
Area 12/District 7
Hearing Date: 2/18/03

Property Owner (if different from applicant) **Same.**

Is there an option to purchase ☐ / lease ☐ the property predicated on the approval of the zoning request? Yes ☐ No ☒

Disclosure of interest form attached? Yes ☐ No ☒

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
--------------------	-------------------------	-----------------------	---------------------	------------------------

NONE

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

D. NEIGHBORHOOD CHARACTERISTICS:

<u>ZONING</u>	<u>LAND USE PLAN DESIGNATION</u>
<u>Subject Property:</u>	
EU-1; vacant lot	Office/Residential
<u>Surrounding Property:</u>	
NORTH: EU-1; single-family residence	Residential, 2.5 to 6.0 du
SOUTH: RU-4M; apartments	Office/Residential
EAST: EU-1; well field	Institutional and Public Facility
WEST: RU-4M; apartments	Office/Residential

This narrow, linear parcel is wedged between the Alexander Orr wellfield to the east and S.W. 89 Court to the west. The lot is vacant. There are apartments to the south and west of this property and an older single-family home lies to the north.

E. SITE AND BUILDINGS:

Site Plan Review:

Scale/Utilization of Site:	Acceptable*
Location of Buildings:	N/A
Compatibility:	Acceptable*
Landscape Treatment:	N/A
Open Space:	N/A
Buffering:	N/A
Access:	Acceptable
Parking Layout/Circulation:	N/A
Visibility/Visual Screening:	N/A
Energy Considerations:	N/A
Roof Installations	N/A
Service Areas:	N/A
Signage:	N/A
Urban Design:	N/A

*with the proffered covenant

F. PERTINENT REQUIREMENTS/STANDARDS:

The Board shall hear and grant or deny applications for **district boundary changes** taking into consideration that same must be consistent with the CDMP, with applicable area or neighborhood studies or plans, and would serve a public benefit. The Board shall take into consideration if the proposed development will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts, the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities, including mass transit, roads, streets, and highways or other necessary public facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, street or highways.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDTA	No objection
Fire Rescue	No objection
Police	No objection
Schools	3 additional students

H. ANALYSIS:

The request will allow the applicant to rezone the property from EU-1, Single-Family One Acre Estate District, to RU-3M, Minimum Apartment House District. The applicant is not required to submit a site plan in conjunction with this application, and is not requesting variances of the RU-3M zoning district. As such, all lots will meet RU-3M lot area, frontage, setback, and landscaping requirements. Staff notes that the applicant intends to proffer a covenant indicating the development of the site with non-rental units, limiting the density on the site to ten (10) townhouse units with the intended purchase and application of one (1) SUR (Severable Use Right), and providing enhanced landscaping along the north property line abutting an existing single-family residence.

The Department of Environmental Resources Management (**DERM**) has **no objections** to this application and has indicated that it meets the Level of Service (LOS) standards set forth in the Master Plan. The **Public Works Department** has **no objections** to this application and indicates that it does meet the traffic concurrency criteria for an initial development order. Said Department also indicates that this application will generate **12 PM** daily peak hour vehicle trips, the addition of which will not exceed the current Levels of

Service (LOS) which are at LOS "C" and "E". **Miami-Dade County Public Schools** has indicated that the proposed rezoning will bring an additional **3 students** to the schools in the area.


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I. **RECOMMENDATION:**

Approval, subject to the Board's acceptance of the proffered covenant.

J. **CONDITIONS:** None.

DATE INSPECTED: 01/13/03
DATE TYPED: 01/27/03
DATE REVISED: 02/03/03, 02/12/03
DATE FINALIZED: 02/12/03
DO'QW:AJT:MTF:REM:TLR


for Diane O' Quinn Williams, Director
Miami-Dade County Department of
Planning and Zoning



MEMORANDUM



TO: Diane O' Quinn-Williams, Director
Department of Planning and Zoning

DATE: January 17, 2003

SUBJECT: C-12 #Z2002000266-Revised
Tasinim Uddin
E/O SW 89th Court & N/O SW 72nd Street
DBC from EU-1 to RU-3M
(EU-1) (0.76 Ac.)
28-54-40

FROM: 
Alyce M. Robertson, Assistant Director
Environmental Resources Management

DERM has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of the Miami-Dade County, Florida. Accordingly, DERM may approve the application and it may be scheduled for public hearing. DERM has also evaluated the request insofar as the general environmental impact that may derive from it, and based upon the available information offers no objection to its approval.

Wellfield Protection:

The subject property is located within the basic wellfield protection area of the Alexander Orr wellfield, more particularly, within the 10-day travel time contour. Section 24-12.1 of the Code provides that the maximum sewage loading rate shall not exceed 850 gallons per day per acre, for residential property located within the aforesaid travel time contour of any public utility potable water supply well, served by public sanitary sewers, and not having indigenous sandy soil substrata. Based upon a gross area of 37,782 square feet, the aforesaid sewage loading rate translates into a maximum wastewater flow generation of 1,388 gallons per day.

Inasmuch as the proposed zoning classification would permit development at a density that would generate a wastewater flow greater than that permitted by the Code, DERM could not administratively approve the application. Accordingly, the property owner applied for variance from the above noted Code requirements before the EQCB. Based upon the evidence and available information, the EQCB approved, subject to several conditions, the construction of a ten (10) unit apartment building or a ten (10) townhome units building. Accordingly, DERM may approve the application and the same may be scheduled for public hearing.

Water and Sewer Service:

Public water and public sanitary sewers can be made available to this site and connection of any existing or proposed facilities will be required. All sewer lines serving the property shall comply with the exfiltration standards as applied to development within wellfield protection areas.

Existing public water and public sanitary sewer facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, in light of the fact that the County's sanitary sewer system has limited sewer collection/transmission and treatment capacity, no new sewer service connections can be permitted until adequate capacity becomes available. Consequently, final development orders for this site may not be granted unless adequate capacity in the sanitary sewer collection/transmission and treatment system is available at the point in time when the project will be contributing sewage to the system or if approval for alternative means of sewage disposal can be obtained. Use of an alternative means of sewage disposal shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management:

Chapter 24-12.1 of the Code also regulates stormwater disposal methods within public water supply wellfield protection areas. The Code requires that all stormwater runoff shall be retained on site utilizing infiltration only for that part of the wellfield comprehended between 100 feet from the wells to the 10-day travel time contour.

All stormwater shall be retained on site utilizing properly designed seepage or infiltration drainage structures. Drainage plans shall provide for full on-site retention of the stormwater runoff of a 5-year storm event. Pollution Control devices shall be required at all drainage inlet structures.

A No-Notice General Environmental Resource Permit from DERM shall be required for the drainage system. The applicant is advised to contact DERM in order to obtain additional information concerning permitting requirements.

Site grading and development shall comply with the requirements of Chapter 11C of the Code of Miami-Dade County.

Section 24-12.1 of the Code provides for stormwater disposal methods within wellfield protection areas of public potable water supply wellfields. The Code requires that all stormwater runoff must be retained on-site utilizing only infiltration or seepage type drainage systems.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the Level of Service standards for flood protection set forth in the Comprehensive Development Master Plan subject to compliance with the conditions required by DERM for this proposed development order.

Tree Preservation:

Section 24-60 of the Code requires the preservation of tree resources. Consequently, DERM will require the preservation of all the specimen-sized trees, as defined in the Code. A Miami-Dade County tree removal permit is required prior to the removal or relocation of any trees. The applicant is advised to contact DERM staff for permitting procedures and requirements prior to development of site and landscaping plans.

Wetlands:

The subject site is not located in jurisdictional wetlands as defined in Chapter 24-3 and 24-58 of the Code; therefore, a Class IV Permit for work in wetlands will not be required by DERM.

Notwithstanding the above, permits from the Army Corps of Engineers (USACOE), the State of Florida Department of Environmental Protection (FDEP) and the South Florida Water Management District (SFWMD) may be required for the proposed project. The applicant is advised to contact these agencies concerning their permit procedures and requirements.

Concurrency Review Summary:

The Department has conducted a concurrency review for this application and has determined that the same meets all applicable Levels of Service standards for an initial development order, as specified in the adopted Comprehensive Development Master Plan for potable water supply, wastewater disposal and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

In summary, the application meets the minimum requirements of Chapter 24 of the Code and therefore, it may be scheduled for public hearing; furthermore, this memorandum shall constitute DERM's written approval as required by the Code. Additionally, DERM has also evaluated the application so as to determine its general environmental impact and after reviewing the available information offers no objections to the approval of the request.

cc: Ruth Ellis-Myers, Zoning Evaluation-P&Z
Lynne Talleda, Zoning Hearings-P&Z
Franklin Gutierrez, Zoning Agenda Coordinator-P&Z

RECEIVED
JAN 28 2003

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

PUBLIC WORKS DEPARTMENT COMMENTS

Applicant's Name: Tasnim Uddin

This Department has no objections to this application.

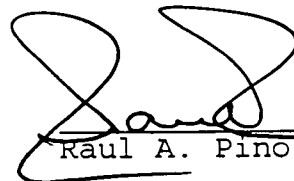
This land requires platting in accordance with Chapter 28 of the Miami-Dade County Code. The road dedications and improvements will be accomplished thru the recording of a plat.

This application **does** meet the traffic concurrency(*) criteria for an Initial Development Order. It will generate 12 PM daily peak hour vehicle trips. The traffic distribution of these trips to the adjacent roadways reveal that the addition of these new trips **does not** exceed the acceptable level of service of the following roadways:

Sta. #		LOS present	LOS w/project
F-1075	SW 87 Ave. s/o SW 56 St.	C	C
F-1067	SW 72 St. e/o Palmetto Expwy.	C	C
9704	SW 97 Ave. s/o SW 88 St.	C	C
F-1076	SW 87 Ave. n/o SW 85 St.	C	C
F-68	SW 72 St. e/o SW 107 Ave.	E	E

The request herein, constitutes an Initial Development Order only, and one or more traffic concurrency determinations will subsequently be required before development will be permitted.

(*)Traffic concurrency is based on the density of the property with its proposed use where the number of peak hour vehicle trips may fluctuate.


Raul A. Pino, P.L.S.

FEB. 04 2003

Date



Miami-Dade County Public Schools

giving our students the world

Miami-Dade County School Board

Dr. Michael M. Krop, Chair

Dr. Robert B. Ingram, Vice Chair

Agustin J. Barrera

Frank J. Bolaños

Frank J. Cobo

Perla Tabares Hantman

Betsy H. Kaplan

Dr. Marta Pérez

Dr. Solomon C. Stinson

January 30, 2003

**Superintendent
of Schools**

Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Zoning Evaluation
111 NW 1 Street, Suite 1110
Miami, Florida 33128

**Re: Tasnim Uddin - Application No. 02-266 (CC12)
East of SW 89 Court and North of SW 72 Street**

Dear Ms. Myers:

Attached please find an analysis from the Miami-Dade County Public Schools (School District), over the impact of the above referenced development on the School District's public schools. Based on current attendance boundaries, the proposed development would be served by Blue Lake Elementary, Glades Middle and Miami Killian Senior High.

The impacted middle and senior high schools are over capacity, based on the data provided by the Office of Information Technology. Also, please note that the School District's current 5-year work plan does not include any relief schools in the area.

In accordance with established School Board policy, this letter should not be construed as commentary on the merits of the pending zoning application. Rather, it is an attempt to provide relevant information to the Community Council on the public schools that will likely serve the proposed development.

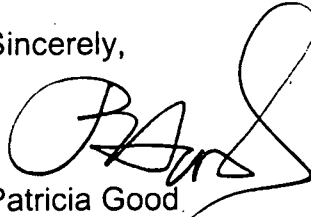
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FEB 07 2003

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY _____

Ms. Ruth Ellis Myers
January 30, 2003
Page Two

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia Good', written over the printed name.

Patricia Good
Coordinator III

PG:am
L-816
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian Villaamil

SCHOOL IMPACT REVIEW ANALYSIS

APPLICATION: No. 02-266, Tasnim Uddin (CC12)

REQUEST: Zone change from EU-1 to RU-3M

ACRES: .76 acres

LOCATION: East of SW 89 Court and North of SW 72 Street

UNITS: 8 additional units (1 unit currently permitted under existing zoning classification)

**ESTIMATED
STUDENT
POPULATION:** 3 students*

ELEMENTARY: 2

MIDDLE: 1

SENIOR: -

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Blue Lakes Elementary - 9250 SW 52 Terr.

MIDDLE: Glades Middle - 9451 SW 64 St.

SENIOR HIGH: Miami Killian Senior- 10655 SW 97 Ave.

* Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS
Blue Lakes Elem.	603	835	72%	38
Glades Mid.	1630	845	193%	176
Miami Killian Sr.	3779	2227	170%	257

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Blue Lakes Elementary:

Access to computers:	In each classroom and media center
Capital Improvements since 1990:	None
Recognition for Academic Achievement::	"A" school
Special Programs:	Before/After-school care
Lunch schedule:	Begins at 10:30 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

Glades Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements since 2000:	Classrooms, Media Center, Cafeteria, Art/Music Suites, Science Labs and Auditorium
Recognition for Academic Achievement::	Five Star Award and "A" school past two years
Special Programs:	Before/After-School Care and Enrichment Classes
Lunch schedule:	Begins at 11:10 a.m.
Non-instructional space utilized for instructional purposes:	Auditorium and Storage Room
Teachers required to float/travel:	French and Spanish

Miami Killian Senior High:

Access to computers:	In each classroom, in special computer labs and in the Media Center
Capital Improvements since 2000:	None
Recognition for Academic Achievement::	None
Special Programs:	None
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria, Auditorium and 4 Offices
Teachers required to float/travel:	ESE, Language Arts, Math, Science, Social Studies, Vocational, Foreign Language and Art

PLANNED RELIEF SCHOOLS IN THE AREA:

<u>School</u>	<u>Status</u>	<u>Projected Occupancy Date</u>
N/A		

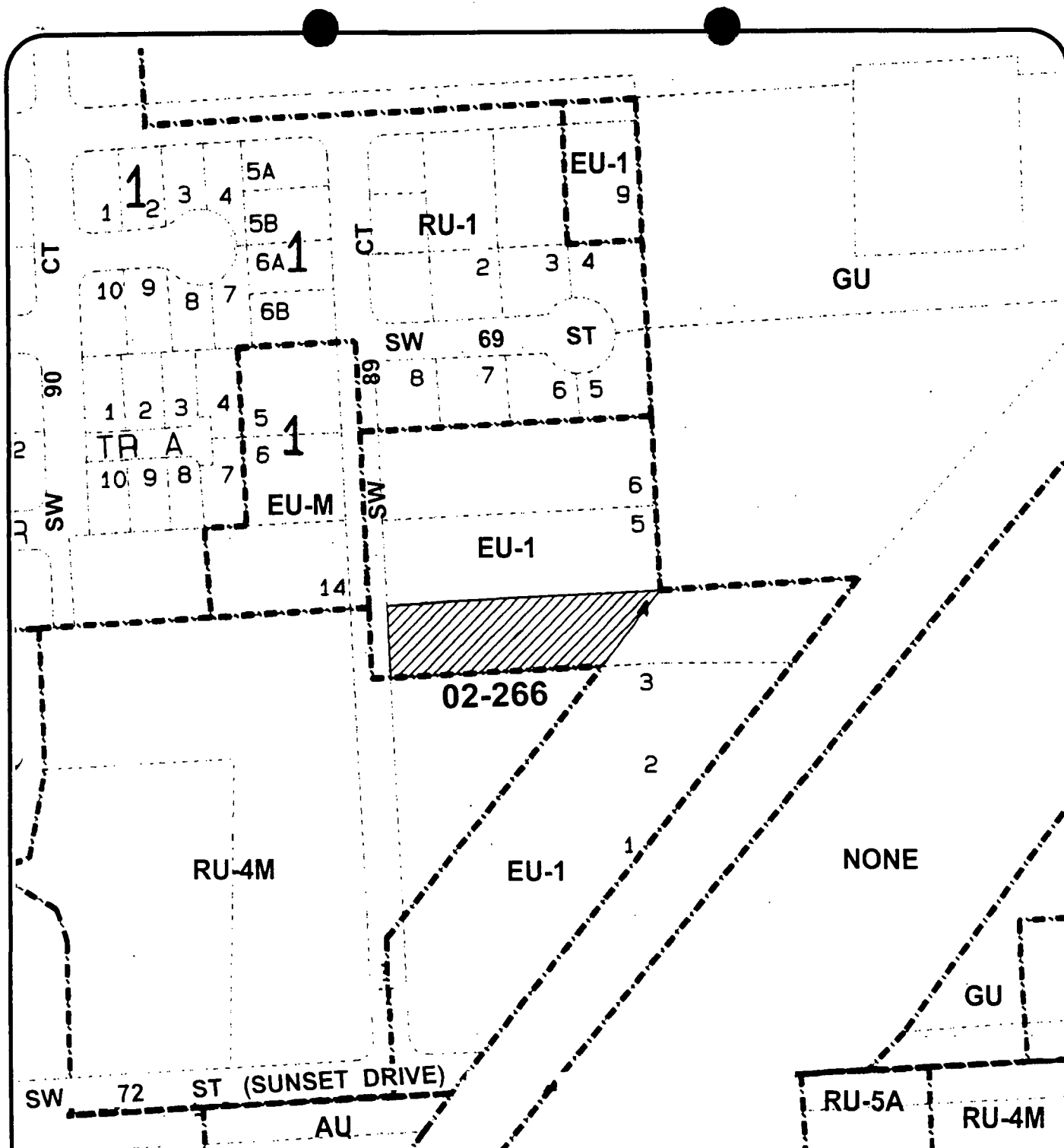
OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$17,499.

CAPITAL COSTS: Based on the State's January-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	2 x	\$ 13,063	=	\$ 26,126
MIDDLE	1 x	\$ 14,978	=	\$ 14,978

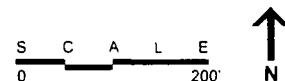
Total Potential Capital Cost	\$ 41,104
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting.



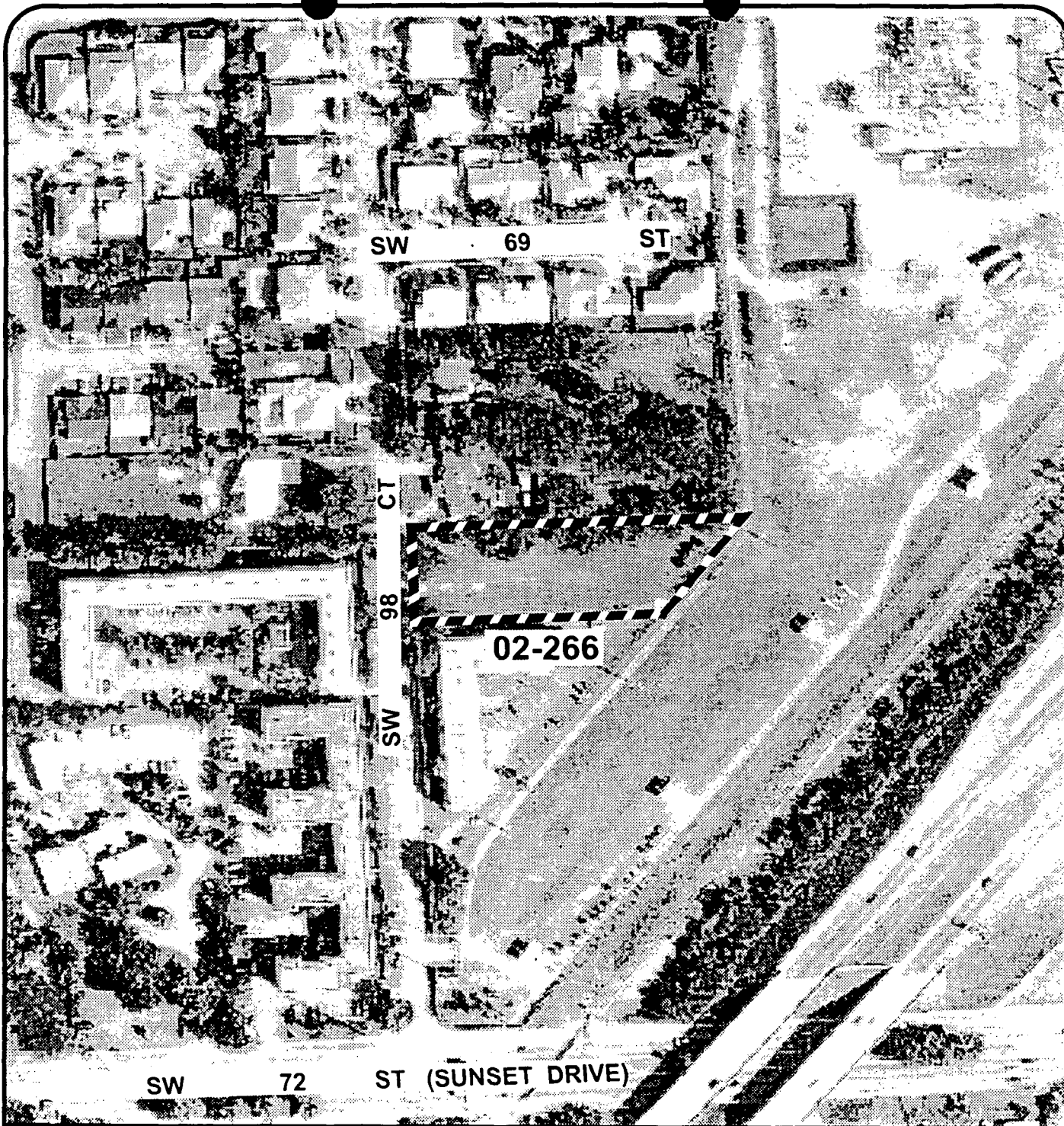
MIAMI-DADE COUNTY HEARING MAP

Section: 28 Township: 54 Range: 40
 Process Number: 02000266
 Applicant: TASNIM UDDIN
 District Number: 07
 Zoning Board: C12
 Drafter ID: DIONNE
 Scale: 1:200'



 SUBJECT PROPERTY






MIAMI-DADE COUNTY
AERIAL

Section: 28 Township: 54 Range: 40
Process Number: 02000266
Applicant: TASNIM UDDIN
District Number: 07
Zoning Board: C12
Drafter ID: DIONNE
Scale: NTS

S C A L E
0 NTS N

 SUBJECT PROPERTY



MEMORANDUM

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 27, 2002

FROM: Danny Alvarez, Director
Miami-Dade Transit

SUBJECT: FY03 Blanket Concurrency
Concurrency Approval for
Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Miami-Dade Transit (MDT) has been charged with the responsibility of reviewing and approving concurrency applications for mass transit levels of service as stated in County Ordinance 89-66, Administrative Order 4-85, and Section 33-G of the Miami-Dade County Code. Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period of October 1, 2002 to September 30, 2003; unless canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief MDT, Transit System Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

Cc: Aurelio Rodriguez, Assistant Director
Mario G. Garcia, Chief



MEMORANDUM

OFFICE OF THE COUNTY CLERK, MIAMI-DADE COUNTY, FLORIDA

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd, 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code, blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2, Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/SSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE		NORTH DADE		WMI	WTI	Total (1)-(7)
		On-site Gross Tonnage	Under-south Dade	Shredded Tires to North Dade	Ash to Ashfill (1)	Net Tonnage (2)	RTI Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage (3)	Landfill Garbage (4)	Landfill Trash (5)	Landfill Garbage/Trash (6)	Trash (7)			
2000 *	1,746,000	936,000	167,000	12,000	147,000	625,000	198,000	18,000	22,000	158,000	323,000	272,000	140,000	83,000			1,746,000
2001 **	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000			1,887,000
2002	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000			1,887,000
2003 ***	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0			1,887,000
2004	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0			1,887,000
2005	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0			1,887,000
2006	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0			1,887,000
2007	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0			1,887,000
2008	1,887,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0			1,887,000

RESOURCES	GARBAGE	TRASH	TOTAL
* TOTAL @ 1.75M	870,000	86,000	956,000 (80%G/7%T)
		186,000	186,000 (RTI)
** TOTAL @ 1.88M	870,000	86,000	956,000 (80%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.88M	870,000	86,000	956,000 (80%G/7%T)
with 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@1.89 MILLIONS TONS			
GARBAGE 96.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				South Dade Capacity **	North Dade Capacity ***	South Dade (net cell 5) (e less 4 m tons)
Year	Ashfill Capacity *					
Base Capacity	3,150,000			9,148,000	3,943,000	4,748,000
2000	3,003,000			8,828,000	3,671,000	4,426,000
2001	2,865,000			8,598,000	3,407,000	4,196,000
2002	2,727,000			8,368,000	3,143,000	3,966,000
2003	2,589,000			8,138,000	2,779,000	3,736,000
2004	2,451,000			7,908,000	2,415,000	3,506,000
2005	2,313,000			7,678,000	2,051,000	3,276,000
2006	2,175,000			7,448,000	1,687,000	3,046,000
2007	2,037,000			7,218,000	1,323,000	2,816,000
2008	1,899,000			6,988,000	959,000	2,586,000
2009	1,761,000			6,758,000	595,000	2,356,000
2010	1,623,000			6,528,000	231,000	2,126,000
2011	1,485,000			6,298,000	0	1,896,000
2012	1,347,000			6,068,000	0	1,666,000
2013	1,209,000			5,838,000	0	1,436,000
2014	1,071,000			5,608,000	0	1,206,000
2015	933,000			5,378,000	0	976,000
2016	795,000			5,148,000	0	746,000
2017	657,000			4,918,000	0	516,000
2018	519,000			4,688,000	0	286,000
2019	381,000			4,458,000	0	56,000
2020	243,000			4,228,000	0	-178,000
2021	105,000			3,998,000	0	-408,000
2022	0			3,768,000	0	-638,000
2023	0			3,538,000	0	-868,000
2024	0			3,308,000	0	-1,098,000
2025	0			3,078,000	0	-1,328,000
2026	0			2,848,000	0	-1,558,000
2027	0			2,618,000	0	-1,788,000
2028	0			2,388,000	0	-2,018,000
2029	0			2,158,000	0	-2,248,000
2030	0			1,928,000	0	-2,478,000
2031	0			1,698,000	0	-2,708,000
2032	0			1,468,000	0	-2,938,000
2033	0			1,238,000	0	-3,168,000
2034	0			1,008,000	0	-3,398,000
2035	0			778,000	0	-3,628,000
2036	0			548,000	0	-3,858,000
2037	0			318,000	0	-4,088,000
2038	0			94,000	0	-4,318,000
2039	0			-1,294,000	0	-4,548,000
				-1,420,000	0	-4,778,000
				-1,788,000	0	-5,008,000
				-2,156,000	0	-5,238,000
				-2,524,000	0	-5,468,000

Total Remaining Years

21

32

10

19

* Ashfill capacity includes cell 17-20, cells 18-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5, cell 5 has not been constructed. Once ashfill capacity is used up, ash goes to South Dade. Assumes all under-south Dade capacity is used as cover.
 *** North Dade capacity represents burnout of the facility. When North Dade landfill capacity is exhausted, trash is exported.
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1989.

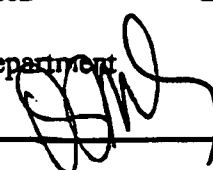
MEMORANDUM

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: August 6, 2002

FROM: Vivian Donnell Rodriguez
Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18 

This memorandum updates the blanket concurrency approval memo of September 5, 2001. There is an adequate level of service for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year.

This approval is valid until September 30, 2003. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falscy, Chief, Planning and Research Division, PARD

RECEIVED
AUG 07 2002

MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

2002 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	1995 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	454,457	64,558	519,015	1,427.28	1,198.25	702.34	85.32	1,985.91	558.63	1.391
2	495,397	64,277	559,674	1,539.09	1,598.06	508.33	139.79	2,246.18	707.09	1.459
3	136,815	24,777	161,592	444.37	578.93	177.20	6.90	763.03	318.66	1.717
	1,086,669	153,612	1,240,281	3,410.74	3,375.24	1,387.87	232.01	4,995.12	1,584.38	1.522

**MEMORANDUM**

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 3, 2002

FROM: Danny Alvarez, Executive Director
Office of Public Transportation Management

SUBJECT: FY04 Blanket
Concurrency Approval
for Transit

This memo serves as a blanket authorization for your Department to continue to review and approve concurrency applications for mass transit in all areas of Miami-Dade County.

Based on the latest socio-economic information provided by your Department's Research Division, and a review of the Metrobus/Metrorail service area, we are able to re-authorize your Department to review and approve concurrency applications since it appears that all areas of Miami-Dade County meet or exceed the level-of-service standards (LOS) for mass transit established in the above referenced County rules and regulations.

However, be aware that the Office of Public Transportation Management (OPTM) has initiated the development process for the North Corridor transit project along NW 27th Avenue from 62 Street to the Broward County Line. I am requesting that any application whose address is on NW 27th Avenue between those two points be flagged for review by OPTM staff.

This authorization is intended to continue the arrangement between our respective departments, and is effective for the period October 1, 2003 to September 30, 2004, or until canceled by written notice from my office.

If your staff needs further information or assistance with mass transit concurrency matters, they may wish to contact Mario G. Garcia, Chief OPTM System Planning Division, at 375-1193. Your continued cooperation on these important matters is greatly appreciated.

cc: Pepe Valdes
Mario G. Garcia



MEMORANDUM

*Original to Helen Brown
4 to Al Jones*

TO: Diane O'Quinn Williams
Director
Department of Planning and Zoning

DATE: September 12, 2003

SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of 15 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2015 or seven (7) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2006), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Pedro G. Hernandez, P.E., Assistant County Manager
Victoria Garland, Acting Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Paul J. Mauriello, Acting Assistant Director for Disposal Operations, DSWM
Charles W. Parkinson, Jr., Acting Assistant Director for Administration, DSWM

RECEIVED
SEP 16 2003

Department of Solid Waste Management (DSWM)
Solid Waste Facility Capacity Analysis
Fiscal Year 2002-2003

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					RTI FACILITY				LANDFILLS			WHEELABRATOR (contract had ended on 12/31/02)	Total
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to South Dade	Ash to Ashfill	Net Tonnage	RTI Gross Tonnage	RTI Rejects to North Dade and Medley Landfill	Okeelanta Ash to R.R. Ashfill	Tonnage	SOUTH DADE Garbage	NORTH DADE Trash	WMI Garbage & Trash		
					(1)	(2)			(3)	(4)	(5)	(6)	(7)	(8)	(1)-(8)
2003 *	1,837,000	936,000	198,000	17,000	119,000	604,000	270,000	54,000	27,000	189,000	410,000	333,000	146,000	8,000	1,836,000
2004 **	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2005	1,715,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	273,500	395,000	100,000	0	1,715,500
2006 ***	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2007	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2008	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2009	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2010	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
2011	1,705,500	936,000	178,000	14,000	122,000	622,000	270,000	67,000	27,000	178,000	263,500	395,000	100,000	0	1,705,500
RESOURCES RECOVERY		GARBAGE		TRASH	TIRES		TOTAL								
* TOTAL @ 1.84M		853,000		69,000	14,000		936,000 (91% Garbage; 9% Trash, includes Tires)								
				270,000			270,000 (RTI)								
** TOTAL @ 1.72M		853,000		69,000	14,000		936,000 (91% Garbage; 9% Trash, includes Tires)								
				270,000			270,000 (RTI)								
*** TOTAL @ 1.71M		853,000		69,000	14,000		936,000 (91% Garbage; 9% Trash, includes Tires)								
				270,000			270,000 (RTI)								
TOTAL WASTE STREAM PERCENTAGES @1.84 MILLIONS TONS															
GARBAGE 54.3%		997,000													
TRASH 44.4%		816,000													
SPECIAL (includes Tires) 1.3%		24,000													
TOTAL		1,837,000													
REMAINING CAPACITY BY FACILITY AT END OF FISCAL YEAR															
Year		Ashfill Capacity *		South Dade Capacity **	North Dade Capacity ***	WMI **** Disposed									
Base Capacity		207,000		4,352,000	3,130,000	146,000									
2003		61,000		3,942,000	2,797,000	100,000									
2004		0		3,668,500	2,402,000	188,000									
2005		0		3,395,000	2,007,000	249,000									
2006		0		3,131,500	1,612,000	249,000									
2007		0		2,868,000	1,217,000	249,000									
2008		0		2,604,500	822,000	249,000									
2009		0		2,341,000	427,000	249,000									
2010		0		2,077,500	32,000	249,000									
2011		0		1,702,000	0	500,000									
2012		0		1,294,500	0	500,000									
2013		0		887,000	0	500,000									
2014		0		479,500	0	500,000									
2015		0		72,000	0	500,000									
2016		0		0	0	0									
2017		0		0	0	0									
2018		0		0	0	0									
Total Remaining Years		0		12	6										

* Ashfill capacity includes cells 17 and 18; cells 19-20 have not been constructed. When cells 17 and 18 are depleted Resources Recovery Plant Ash and Okeelanta Ash go to South Dade Landfill and Medley Landfill (WMI).

** South Dade includes cells 3 and 4; cell 5 has not been constructed. Assumes all unders consumes capacity whether or not it is used as cover.

*** North Dade capacity represents buildout of the facility. When North Dade Landfill capacity is depleted trash goes WMI and South Dade Landfill.

**** Maximum Contractual Tonnage per year to WMI is 600,000 tons; Minimum Contractual Tonnage per year is 100,000 tons. WMI disposal contract ends September 30, 2015. After WMI disposal contract ends tonnage goes to South Dade Landfill.

All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Brown and Caldwell, Dated October 2002.



MEMORANDUM

TO: Guillermo E. Olmedillo, Director
Building & Zoning Department

DATE: May 3rd. 1999

SUBJECT: Concurrency
Approval

FROM: Earl L. Carlton, Captain
Fire Engineering & Water Supply Bureau

Subject to compliance with Article XIV a. "Water Supply for Fire Suppression" of the Miami Dade County Code. blanket approval for "Initial Development Orders" for any proposed use is hereby granted until further notice.

A subsequent review to assess compliance with Miami Dade County Fire Flow Standards addressed under the concurrency requirements, as stated in Chapter 163, part 2. Florida Statute, will be necessary during the building permit process.

When zoning use variances are permitted the fire flow standards for the zone permitting the use will be applied.

ELC/ser



MEMORANDUM

107.07-17A METRO-DADE/GSA-MAT MGT

TO: Guillermo E. Olmedillo
Director
Department of Planning and Zoning

DATE: September 22, 2000
SUBJECT: Solid Waste Disposal
Concurrency Determination

FROM: Andrew Wilfork
Director
Department of Solid Waste Management

The Department of Solid Waste Management determines compliance with the County's adopted level-of-service (LOS) standard for solid waste disposal based on the ability of the County Solid Waste Management System (System) to accommodate projected waste flows for concurrency. Only those System facilities that are constructed, under construction, subject to a binding executed contract for construction, or subject to a binding executed contract for the provision of services are included in this determination, in accordance with Chapter 33G of the Miami-Dade County Code, Concurrency Management Program.

The attached spreadsheet presents the projected utilization of the System's remaining disposal capacity over a period of nearly 40 years. The projection is based on the demand generated by those parties (municipalities and private haulers) who have committed their waste flows to the System through interlocal agreements and long term contracts as well as anticipated non-committed waste flows, in accordance with the LOS standard. The analysis shows adequate System capacity to meet the LOS until 2011 or nearly five (5) years beyond the minimum standard. This determination is contingent upon the continued ability of the County and its disposal service contract providers to obtain and renew disposal facility operating permits from the applicable federal, state and local regulatory agencies. Therefore, please be advised that the current LOS is adequate to permit development orders to be issued. This determination shall remain in effect for a period of three (3) fiscal years (ending September 30, 2003), at which time an updated determination will be issued. If, however, a significant event occurs which substantially alters these projections, the Department will issue an updated determination.

Attachment

cc: Steve Spratt, Senior Assistant to the County Manager
Jim Bostic, Deputy Director, DSWM
Vicente Castro, Assistant Director for Technical Services, DSWM
Kathie G. Brooks, Assistant Director for Finance and Planning, DSWM
Paul Mauriello, Executive Assistant to the Director, DSWM

Year	Waste Projections (tons)	RESOURCES RECOVERY FACILITY					TRASH-TO-FUEL FACILITY				SOUTH DADE	NORTH DADE	WMI	WTI	Total [1]-[7]
		On-site Gross Tonnage	Unders to South Dade	Shredded Tires to North Dade	Ash to Ashfill [1]	Net Tonnage [2]	RT: Gross Tonnage	Non-processables to North Dade	Processed Residue to South Dade	Net Tonnage [3]	Landfill Garbage [4]	Landfill Trash [5]	Landfill Garbage/Trash [6]	Waste to energy Trash [7]	
2000	1,746,000	936,000	152,000	12,000	147,000	525,000	196,000	18,000	22,000	156,000	323,000	272,000	140,000	83,000	1,746,000
2001 **	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	100,000	1,687,000
2002	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2003 ***	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2004	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2005	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2006	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2007	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000
2008	1,687,000	936,000	167,000	11,000	138,000	620,000	270,000	48,000	27,000	195,000	230,000	264,000	140,000	0	1,687,000

RESOURCES	GARBAGE	TRASH	TOTAL
** TOTAL @ 1.75M	870,000	66,000	936,000 (93%G/7%T)
		196,000	196,000 (RTI)
** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
		270,000	270,000 (RTI)
*** TOTAL @ 1.69M	870,000	66,000	936,000 (93%G/7%T)
w/o 100,000 to WTI		270,000	270,000 (RTI)
TOTAL WASTE STREAM PERCENTAGES			
@ 1.69 MILLIONS TONS			
GARBAGE 96.4%			952,000
TRASH 43.3%			730,000
SPECIAL 0.3%			5,000
TOTAL			1,687,000

REMAINING CAPACITY BY FACILITY				South Dade Capacity **	North Dade Capacity ***	South Dade (w/o cell 5) (w less 4.4 m tons)
Year	Ashfill Capacity *					
Base Capacity	3,150,000			9,148,000	3,943,000	4,748,000
2000	3,003,000			8,825,000	3,871,000	4,425,000
2001	2,865,000			8,595,000	3,407,000	4,195,000
2002	2,727,000			8,365,000	3,143,000	3,965,000
2003	2,589,000			8,135,000	2,779,000	3,735,000
2004	2,451,000			7,905,000	2,415,000	3,505,000
2005	2,313,000			7,675,000	2,051,000	3,275,000
2006	2,175,000			7,445,000	1,687,000	3,045,000
2007	2,037,000			7,215,000	1,323,000	2,815,000
2008	1,899,000			6,985,000	959,000	2,585,000
2009	1,761,000			6,755,000	595,000	2,355,000
2010	1,623,000			6,525,000	231,000	2,125,000
2011	1,485,000			6,295,000	0	1,895,000
2012	1,347,000			6,065,000	0	1,665,000
2013	1,209,000			5,835,000	0	1,435,000
2014	1,071,000			5,605,000	0	1,205,000
2015	933,000			5,375,000	0	975,000
2016	795,000			5,145,000	0	745,000
2017	657,000			4,915,000	0	515,000
2018	519,000			4,685,000	0	285,000
2019	381,000			4,455,000	0	55,000
2020	243,000			4,225,000	0	-175,000
2021	105,000			3,995,000	0	-405,000
2022	0			3,765,000	0	-635,000
2023	0			3,535,000	0	-865,000
2024	0			3,305,000	0	-1,095,000
2025	0			3,075,000	0	-1,325,000
2026	0			2,845,000	0	-1,555,000
2027	0			2,615,000	0	-1,785,000
2028	0			2,385,000	0	-2,015,000
2029	0			2,155,000	0	-2,245,000
2030	0			1,925,000	0	-2,475,000
2031	0			1,695,000	0	-2,705,000
2032	0			1,465,000	0	-2,935,000
2033	0			1,235,000	0	-3,165,000
2034	0			1,005,000	0	-3,395,000
2035	0			775,000	0	-3,625,000
2036	0			545,000	0	-3,855,000
2037	0			315,000	0	-4,085,000
2038	0			85,000	0	-4,315,000
2039	0			-145,000	0	-4,545,000
Total Remaining Years	21			32	10	19

* Ashfill capacity includes cell 17-20 cells 19-20 have not been constructed
 ** South Dade includes cells 3, 4 and 5 cell 5 has not been constructed. Once ashfill capacity is used up ash goes to South Dade. Assumes all unders consumes capacity whether or not it is used as cover
 *** North Dade capacity represents buildout of the facility. When North Dade landfill capacity is depleted trash is exported
 All capacity figures are derived from the Capacity of Miami-Dade County Landfills report prepared by the Engineering Division of the Department of Solid Waste Management, dated October 1999

MEMORANDUM

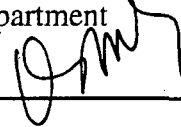
Helen
B.

TO: Dianne O'Quinn-Williams, Director
Department of Planning and Zoning

DATE: September 18, 2003

FROM: Vivian Donnell Rodriguez, Director
Park and Recreation Department

SUBJECT: Concurrency Approval

18


This memorandum updates the blanket concurrency approval memo of August 6, 2002. There is an adequate level of service within each of the three Park Benefit Districts for all unincorporated areas, as shown on the attached table, and we project that there will be sufficient surplus capacity to maintain an adequate level of service for one additional year. Nevertheless, on a case-by-case basis, this Department will additionally evaluate the capacity of existing parks to support projected residential populations created by new development.

This approval is valid until September 30, 2004. If conditions change prior to that, I will inform Helen Brown, Concurrency Administrator of your department.

Attachment

VDR: WHG:BF:RK

cc: Helen Brown, Metropolitan Planning, DP&Z
W. Howard Gregg, Asst. Director for Planning & Development, PARD
Barbara Falsey, Chief, Planning and Research Division, PARD

2003 PARK LOCAL OPEN SPACE BASED ON BENEFIT DISTRICTS - UNINCORPORATED AREA

PBD	2000 Population	Accrued Population	Total Population	Need @ 2.75 Acres Per 1000 (Acres)	Existing Local Open Space			Total Local Open Space	Surplus (Deficit) Acres	Level of Service
					Park Acres	School field Acres	1/2 Private Acres			
1	476,880	25,585	502,465	1,381.77	1,198.25	702.34	85.32	1,985.91	604.14	1.437
2	563,033	19,245	582,278	1,601.24	1,564.11	508.33	139.79	2,212.23	610.99	1.381
3	141,699	24,607	166,306	457.33	578.93	177.20	6.90	763.03	305.70	1.668
	1,181,612	69,437	1,251,049	3,440.34	3,341.29	1,387.87	232.01	4,961.17	1,520.83	1.495